

ROBIN HOOD AND THE SHERIFF OF NOTTINGHAM

(see Malone Society Collections, i. 123)

If such boldness be allowed one might perhaps complete the poem somewhat after this manner :

Robin enters disguised.

Robin. holde þ^a here, syr Sheryffe,
Robyns hede, by my lyffe ! *Shows the severed head.*
Sheriff. Now take þ^a golde and fee,
syr Gwye, wellcume mote þ^a be !
Robin. golde and fee wyll I none,
but yon outlawe alone. *Points to Little John.*
Sheriff. take hym lyghtlie to thy wyll,
thogh þ^a hys lyffe spille.

*Robin goes to Little John, cuts his bonds, and puts a bow
in his hand.*

Robin. Now haue this bowe intill thy honde ;
by thy syde I take my stonde !
Sheriff. owt alas, we be fordone,
Robin Hode is vs vpon ! *They fly.*
Little John. Now do they runne for drede :
syr Sheryffe, þ^a art but dede !

Little John shoots the Sheriff as he runs away.

Friar Tuck. by Xst, this was welle wrought ;
gode Robyn hath his menyne boght !

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W. W. Greg, *Gen. Ed.*

BLACKFRIARS RECORDS

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PREFATORY NOTE

IN the article which I contributed to the *Fahrbuch der Deutschen Shakespeare-Gesellschaft* for the year 1912 I advanced the view that it is possible, through a closer comparison of the premises leased by Farrant with the premises bought by Burbadge, to acquire a new and more precise knowledge of Shakespeare's Blackfriars, and I announced, at the same time, my intention to discuss this point 'in another article to be published later on' (p. 91); for when I wrote this I was persuaded that a review article was all that was needed to prove my assertion. I have, however, now come to the conclusion that it is necessary to publish a fuller selection of documents *in extenso*, in order to provide a sure basis for all future discussions.

Such then is the aim—and the only aim—of this volume. For it does not purport to give the whole history of the Blackfriars Theatre. It simply offers a selection of such documents which are sufficient to locate Shakespeare's Blackfriars and to show its relation to the earlier theatre conducted by Farrant—a point of sufficient importance in itself to deserve a separate study.

In accordance with the practice of the Malone Society I have endeavoured to reproduce the documents as nearly in type-facsimile as typography will permit. I do not flatter myself that I have succeeded to the utmost of my desire. Most of the documents printed belong to a period when the scribes practically followed no rules, especially as regards abbreviations; and, in many cases, I have been obliged to make a limited number of types do service for an endless variety of written signs. But this could not be helped, and I can, at least, vouch the accuracy of this publication in the matter of spelling and punctuation, for all the documents which form the text have

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been corrected by the originals. This it has not been possible to do for the documents given in the terminal notes; but all my transcripts have been collated with the originals before the writing of the notes, so that I can answer for their accuracy.

In conclusion, I beg to return my best thanks to Lieut. and Mrs. More Molyneux McCowen, the present owners of the Loseley Collection, for kindly renewing the permission which the regretted Mr. More Molyneux granted me, several years ago, to search and use the Loseley MSS. as I thought fit. I feel much gratitude to Mr. R. A. Roberts and Mr. A. E. Stamp, of the Record Office, for the exceptional arrangements made by them, which facilitated my study of the documents when they were sent up to the Record Office for inspection, and also to Mr. Theodore Craib, the Librarian, who carried out these arrangements in the most obliging manner. I am conscious I have trespassed upon his working hours more than once since the year 1906, when I began to work on the Loseley Collection, but the fault lies with him, for his patience has been, all that time, inexhaustible.

I wish also gratefully to thank Mr. E. K. Chambers for the part he has taken in this publication, and for his assistance while the volume was passing through the press. I owe to him many a valuable suggestion and several additions, which the reader will find distinguished from my own notes by the initials E. K. C.

ALBERT FEUILLERAT.

BLACKFRIARS RECORDS

SECTION I

A GENERAL SURVEY OF THE CONVENTUAL BUILDINGS

I

[*Loseley MS.*, No. 390. This document was drawn (c. 1555-6) in answer to the petition of the inhabitants of Blackfriars, who complained that Sir Thomas Cawerden, the then Master of the Revels, had defaced the parish church of Saint Anne and pulled down the roof (cf. J. Greenstreet's article in *Athenaeum*, July 17, 1886). It gives a list of most of the persons who were granted lands and houses in the dissolved priory, and on that account it is indispensable in order to limit that part of Sir Thomas Cawerden's property in which Burbadge's theatre was situated.

The original is divided into four columns, and the text is distributed in the following manner:—

[A]

[B]

vidt

[C]

xix¹¹

[D]

[E]

This arrangement it has not been found possible to preserve.]

[A] A vewe of y^e Inheritaunce & possessions of the same howse & wⁱⁿ y^t p[']synct purchasyd by dy^{us} p[']sons breiefely Declaring the p[']ties names w^t y^e plac['] & p[']cell['] purchasyd. Compiled vpon Complaynt & suggestion of c[']ten the enhabitant['] that there was a pish church wⁱⁿ the seide p[']synct & ffryars. / and for y^t vpon denyall & manifest disprooffe of y^e same not only bycause the complaynant['] colde not verelyfy it by thap[']prooffe of any p[']son vicar curat or inc[']ubent Clerk or sexten wagid or resyant thervpon or any com[']on bell to call the pish together or other cyrc[']ustancy insydent to a pish Church or any fowndacon the same supporting or establishing. but allso for that the contrary is vpon search of the recordes of y^e fyrst ffrites & tenthes & other p[']sydenty in the exchequer to be ffownde apparant & by other dewe prooffe to be Iustified vpon ferther tryall it falet['] owte that any such churche as nedefully behooveth to be there erected must be bylded & ffowndid by the inhabitant['] wⁱⁿ that p[']synct & at theier cost['] & charges w^{ch} wilbe pishion[']s of y^e same and enioye any benyfytt of the devine s[']uise there mynistred besydes the Auctoritie therto & an incorporacon to be p[']cured for the stablishment of the same. So that for the more egall devysion of the charges of the erecc[']on and edyfyeng of y^e church Herevnd['] is by estimacon sett owte what p[']porcon of ffee symple hath ben purchasyd & now is in the se[']uall tenures of the ffree holds there for Approbacion & apparaunce whoe owght to be contrybutory to y^e burth['] th'of

Con[']ding the foun[']dac[']on and erection of a pish Church wⁱⁿ the p[']synct of y^e late black ffryars neere London & what free holders wⁱⁿ y^e ambit & circute therof oughte by there Inherita[']nce & ffes[']yle of y^e late possessi[']ons of y^e same howse to be c[']ontrybutory therto

[B] The bishopp of Ely in the right of him
 M^r blackwell hath y^e prio^rs lodging, the
 couent garden w^t other lands & tenementy
 there w^t thupp pte of y^e quier pte of y^e
 Dorter pte of y^e Chapt^r howse the vestry
 and other howses of office worth by yeare
 The lorde Cobh^m hath his howse and
 gadens w^t many fayer greate Edifices &
 c^ten londs & tenemēty worth by yere
 The lorde warden hath his howse & gardē
 w^t c^ten londs & tenemēty worth by yere
 S^r M^r Ierninggam fee chamberlayen to
 the qwens hyghnes hath his howse the
 greate and vpper libary y^e halfe of the
 nether libary y^e sowth Clowester & Clowe-
 teryarde the ffermery the brewhowses y^e
 backhowse & y^e stable w^t c^ten gardins
 worth by yeare besydes other edeficys which
 he holdeth ar not graunted by any fres
 patentys
 The lady graye hath by the right & pur-
 chas of one harres and polgress^m a pte
 of the vnder libary a pte of the Dorter
 the common skoolchowse the puinshially
 lodging the greate stone howse being a
 storchowse The common priue and the
 hill gardens w^t diuers other lands rēty &
 tenemēty worth by yere
 The ladi perrin hath her howse & gardē
 w^t other tenemēty worth by yere
 S^r philipp hobby hath a howse & a garden
 worth by yere
 S^r George Harpar hath his howse & gardē
 & oth^r tenē worth by yere
 M^r Tate hath a howse & c^ten gardens
 worth by yeare

The possessions of
 y^e seid late ffryars
 purchasyd of king
 Henry & king
 Edward before the
 remayne of y^e hole
 presynct was
 graⁿtyd to S^r
 Tho^ms Cawerden
 vidz

BLACKFRIARS RECORDS.

Mr parris hath a howse & gardene worth
by yeare
parson Allyn preeste hath lands & tene-
ments worth by yeare
Mr willm Moore hat a howse & garden
woorth by yeare
Mr Kyrkhm holdeth a howse and c'ten
gardens worth by yeare
Mr^{is} lewcas alias knighte holdeth a howse
& garden worth by yere
ffrauncy gardin hath a howse & a garden
worth by yere
peter hosyer hath a howse and gardens wth
dyūs lands renty & ten worth by yere
Nycolas Crotcher extronom hath dyūs
lands renty & tenemēty worth by yere
Oū & besydes theire ffreedom of y^e p've-
lidge Enioyed therby.

[C] S^r Tho^{ms} Cawerden hath but the
remayne that was lefte vnsowld by
y^e seide late Kingy with the liberties
and ryallties of y^e p'synct of the seide
ffryars w^{ch} also he had only for and
in recompence of a greate som of
mony by him disbursed vpon warrant
and Commaundement of all which
portion to him so graunted (when it
cam to his hands) was mansyonable
but only one howse in y^e tenure of } xix^{li}
Iohn Barnard wh'of during barnards
lyfe he had no benefytt & one howse
in the tenure of Tho^{ms} Phillipps for
w^{ch} he neū had rente & yet was fayne
to purchase prio^r quondm's estate
therin ij little Tenements olde and
ruinus worth by yere xl^s and the
residew waste grownde or not man-
cyonable the hole worth then by the
yere as was delyūyd by valure

The Rema^ye
Lefte vnsolde
by the seid Kingy
was grauntid
to S^r Tho^{ms}.
caw'den.

[D] Vpon which pcells ar bylt to his greate costes & charges besydes his owne lodgings above xxⁱ mansyon howses wherin ar by estimacōn above ^{xx}iiij people the buylding wherof hath coste & doth stande him in one waye & oth^r in above xiiij c^t & what soe^u he hath of yerely reuenu at this p'senty was by reason of his owne bylding only barnards howse & ij little tenemēty excepte/whereas the other possessions in the tenures of the ffree holders were for the moste pte redy byldid to theire hands or else y^e founde them in such sorte as thalteracōn of any pte therof stooode them in little chargy.

[E] So by comparison & conferment of y^e p'missy appereth that y^e possessions ffirst purchasyd of y^e seide late kinges & before theire maiesties graunte of the hole presynct & liberties to S^r Tho^ms Cawerden is more then iiij^{or} tymes so much in space and quantite then the porcōn of the seide S^r Tho^ms Caw'den notw'standing that y^e cheefe Substance of y^e same he hath bilded allmost ffrom the grownde & moste vpon vacant places./ so that in righte and Concyence he owght to be Contributory but to a smale pece of that burden in respect of the Reste.

Ne^utheles y^e seide S^r Tho^ms Cawerden of his owne meere mosion abowte iiij^{or} yeares paste went abowte at his owne pp costes & charges to erect a Church sufficient for thenhabitantes & had Appoynted grownde for the church & church yarde in place convenient & p'pared his stuff in Aredines for the same./ And then certen evill disposyd psons more of malis to molest him then of any devocion or towardnes to accomplish any good Act (procuring by theire seide lewde & surmised suggestions to cōstrayne him to do it at theire will & pleasures in such place as lyked them being not only much to his hinderaunce but allso not in his power to performe) occasyoned him to leave his good purpose & stand to thanswering of there slawndus reportes before the quenes moste hono^rable Cowncell at dyūse & sundry tymes wherby the burthen fell in theire owne necckes as aforeseide./

All which notw'standing the seide S^r Tho^ms Cawerden (being

sythe then called before the seide most hono^rable Coⁿsell by
 theire gentill vsage of him & in respeckt that the patronage
 shulde be in his gyfte: grauntyd to the late lorde chauncello^r
 byshop of winchester w^t the reste of the hono^rable coⁿsell
 to giue the grownde for a church & church yarde w^t allso
 Roofe tymber for the same so that theise foreseide ffreeholdes
 w^t Thenhabitāt^y wolde reare vp the walles to the which graunt
 M^r vicechamberlayne was called & then there grauntyd y^t he
 w^t the lorde cobh^m wolde vndtake y^t y^e ffree holders &
 thenhabitant^y shulde do itt & so p^tid w^t thanks & to this
 tyme hath expectyd the same & p^rparyd the Roofe therof
 & doth stand and agree to the same yf it wilbe taken w^{ch} he
 thinketh Reasonable for his p^te/ Thus the tyme on there
 behalfe is tracted & nothing don to the walles as p^rmise was
 made & yet he bereth the burthen of theire ffaulte.

II

[*Loseley MS.*, No. 393. This document describes that part of the conventual buildings which were leased to Sir Thomas Cawerden in 1548 (April 4), two years before the grant (cf. following document).]

At the black 'A Surveye of certen Edifices buyldings and
 ffryers besides voyde grounde there taken the xviiijth daye of
 Ludgate in Marche in the seconde yere of the reigne of
 London kinge Edwarde the sixte by

A voyde grounde w^t a decayed galerye therin w^t voyde romes
 therunder wheryn owlde tymber and carte wheles lyeth con^t in
 lengeth ^{xx}iiijxviiijⁿ foote abuttinge ageanste Bridewell dicke on
 the weste syde beinge in breddethe at that ende lxxiiijⁿ fote/
 abuttinge to the comune highe waye and lane that gidethe to
 the comune highe waye and stayre to the temmes syde on

the Este side beinge in breddethe at that ende ^{xx}iiijxiiij^a foote abuttinge to the lady or M^{rs} harpers garden and also ffraunces garden on the Northe side. And to S^r xpōfery Mores garden on the Southe side

A Cuchin yarde an owlde Cuchyn an entre or passage Ioyninge to the same conteyninge in lengethe ^{xx}iiij iiij fote abuttinge to the lane aforseide on the weste side beinge in breddethe at that ende lxxvij² fote / Abuttinge ageanste an owlde butery on the Easte side beinge in breddethe at that ende lxxiiij^a foote. Abuttinge to M^r Portynarys parler nexte the lane on the Southe side / And to my lorde Cobham^s brick wall and garden on the Northe syde

An owlde buttry and an entrie or passage w² a greate stayre therin wth Sellers therunder w² a hall place at the vpper ende of the stayre and an entere there to the ffrater ouer the same buttry all w^{ch} conteyne in lengethe xxxvj² foote and in breddethe ^{xx}iiijxv foote abuttinge to the cloyster on the Este side The Cuchin on the weste side to the lorde Cobhams howse on the Northe syde and on the Sowthe side to a blynd plo^r that my lorde warden did clame:

A howse called the vpper frater conteyn^d in lengethe cvij foote and in breddethe lij foote abuttinge Sowthe and easte to my ladye Kingestons howse and *garden / Northe to a hall where the kinges revelly lyes at this p'sente and weste towards the seide Duchie Chamber and m^r portynaryes howse.

Memo ^r ^d my lorde Warden clamethe the seide hall plo ^r Cutchin and Chaumber	A hall and a plo ^r vnder the seide frater of the same lengethe and breddethe / A litle Cuchen co ⁿ in lengethe xxij ² foote and in breddethe xxij ² foote abuttinge to the afor- seide lane on the weste / towards the seide plo ^r on the este to M ^r portynarys howse on the northe / and to a waye ledinge to my ladye Kingestons howse on the southe A litle Chamber w ² a voyde rome ther-
--	--

under contⁿ in lengethe xxvj² fote in breddeth xⁿ foote abuttinge weste to the cuchin este to the plo^r northe to M^r portinarys howse and y^e seid waye to my ladie Kingestons howse sowthe / w² iiij smale Sellers or darke holes therūder

A voyde rome beinge an entre towards the lytle cytchin and colehowse contⁿ in lengeth xxx² fote and in breddethe xviijⁿ foote

A Chamber called the Duchie Chaumber w² a darke loginge therunder conteyninge in lengthe .l. fote and in breddethe xvijⁿ foote abuttinge este ageanste the north ende of the seide ffrater abuttinge weste on M^r portinaryes plo^r — lxvjⁿ viij^d

III

[*Loseley MS.*, No. 1396, f. 49^v. The following survey was made in view of the grant to Sir Thomas Cawerden in 1549-50. It gives a description of the soil and buildings which became Sir Thomas Cawerden's property in virtue of the grant. The letters patent (cf. note to p. 12, l. 21) were grounded upon this survey.]

S^r Tho^ms Cawardens A Surveye there taken by me Hughe
pticuler of y^e blacke Losse Esquire the Kinges Ma^{ty} sur-
ffriers. veyer aswell of his highnes landes
 and possessions wthin y^e Countie of
Midelsex as also wthin y^e Citie of London aswell of y^e scyte and
soyle of y^e late Churche of y^e Late black ffriers wthin y^e citie of
London as also of y^e churche yarde Cloyster ledd teyle sclattg
tember, Stone, Iron, and glasse wth certeyne other edificiōs
and buyldingg thereunto belonginge the iiijth of Ianuarie Anno
tercio regni regis Edwardi sexti by vertue of a warrant ffrom y^e
right worshippfull S^r Richard Sakefeld knight Chaunceler of the
Kingg ma^{ty} Courte of thaugmentacōns & revenus of the same as
hereafter ensueth

that ys to saye /

The said scite and soyle of
y^e late church of y^e Late
blackffriers church ye
and cloyster wth certein
other edificōns and teñty
there vnto belonging
wthin y^e citie of London

The scyte or soyle of y^e said late
churche called the black ffriers
wthin y^e Citie of London wth y^e two
Illes Chauncell and Chappell to y^e
same belonging cōteyneinge in
bred ffrome y^e northe church yard
to the South Cloyster lxxvj fote
and in lenghe from y^e Lodginge of

Iohn Barne geñ on the west end of y^e same churche to the
gardeyne belonging to y^e mancōn or teñt belonging to S^r
Anthonye Ager knight on thest ende of the same church two
hundred and twentie fote / the churche yarde on y^e Northe side
of the bodie of the said Church conteynethe in Bredethe from
y^e said churche vnto a Certain brickwall / The howses teñty and
gardeines in y^e tenure of Peter Hosier and M^r Holte on the

North side of y^e same Churchyarde ^{xx}iiijx fote and in lenghe from
the howses and teñty of M^r Pertridge M^r Southcote and the
ankers howse on the west ende vnto a certein wall adioyneinge
to the kingy highe waie on thest ende two hundred fote / The
soyle of y^e Cloyster beinge on y^e south side of y^e bodie of y^e said
churche conteynethe in bredethe from y^e bodie of y^e said
Church to y^e lodginge of the Ladie Kingston on the southside
on the same cloyster Cx fote and in lenghe from y^e wall
belonginge to y^e Lodgingy sometyme S^r ffrauncis Brion and now
S^r Anthonie Ager knight and M^r Walsinghū on thest pte to y^e
lodginge of the Lord Cobham and Iohn Barnett on the west pte
A hundred and tenn fote / The Chappitor howse beinge on the
west ende of the said Cloyster conteynethe in lenghe xliij^{or} fote
and in bredethe xxij fote w^{ch} all said soyle or ground is valued
in the whole to be worthe by y^e yere — viij^{li}

The stones of tharches of the bodie of y^e said churche wth the
windowes wall buttresses and tomes of y^e same churche & the
stones of the quire and of one Chappell on the north side of
the said Church and also the paveinge and free stone of the
southe Cloyster valued at in the whole

S^m — lxxvj^{li} vj^s viij^d

The sclatty and tyles of Thest Dorter and of y^e southe Dorter wth the tyles that Coverethe the Ruff of a pece of a Chamber now in the tenure of S^r Tho^{ms} Cawarden oū tholde kitchen in the southe ende of the Lord Cobh^m lodginge valued in thole at

S^m — xj^{li}

The glasse of the same churche aswell wthin the bodie of y^e said churche as also wthin y^e Quere chappell and Cloister valued in thole at

S^m — xlvj^s viij^d

The Iron of y^e same Church aswell wthin y^e bodie of y^e same as also wthin the Quere chappell and Cloister valued in y^e whole at

S^m — viij^{li}

The tember of the whole bodie of the same Church wth y^e tembere of the Quere both yeles and also y^e tember of y^e whole Cloister & wth the tember of the south and East Dorders ys valued in y^e whole at

S^m — lxiiij^{li}

The contenty of y^e whole lead of the bodie of the said churche and y^e Leade of y^e two yeles wth y^e lead of y^e Roff of a vestrie on the northe side on thest ende of the said churche and the lead of a litle Roff couinge the Staiers cominge out of the Church to the Dorter and also the leade of the whole southe Cloister with a sesterne of leade in the old kitchen conteynethe a Cxij foders dim^d. The whole Contenty of the leade that Couethe the ffrater pcell of the said blacke ffriers and the leade that couethe a shedd adioynenge to the said ffrater amovntethe to xvj foder dimⁱ. eūye foder of the said leade valued and Rated at Cv^{li} x^s amovntethe in the whole to — vij^c ix^{li} xj^s

S^m totaly — vij^c lxxix^{li} iij^s iij^d

The Rent or fferme of a certeyne teñt wthin the p^cincte of y^e said late black ffriers Called the Ankers howse late in y^e tenure

of S^r Morisse Griffithe Clarke and Archedeokon of Rochester and Rentithe yerelie — xl^a

The Rente or fferme of a Certein teñt wth all and singuler thapp'teñncy wthin y^e p'cincte of y^e said late blacke ffriers in the tenure & occupacōn of Iohn Barnett geñ and Renteth yerelye — iiij^a

The Rent or fferme of two gardeynes wthin the p'cinct of y^e said late blacke ffriers in the tenure of S^r Phillipp Hoby knight and Rentithe yerelie — xiiij^a iiij^d

The rent or fferme of a Little teñt wthin y^e p'cincte of y^e said late black ffriers Scituat & beinge oñ agaynst the teñt of S^r Thoñs Cheney knight and Lord warden of the Cynctportty in y^e tenure of S^r Robert Kyrkhñ knight and Rentithe yerelie — xx^a.

One voide grounde wth a decayed gallerie therein, wth voide romes therevnder wherein olde tembr & Cart wheles tyethe

conteynge in Lengh ^{xx}iiijxviij fote abutinge agaynst Bridwell Diche on the west side beinge in bredethe at that ende lxxiiij fote Abutinge to the comōn highe waie & Lane that goethe to the comōn stayeres to the Thames side on thest side beinge in

bred at that ende ^{xx}iiijxliij fote abuttinge to M^r Harpper gardeine and also ffrauncis his gardeine on the northe side and to S^r xpōfer Morris gardeine on the southe side / One Kitchyn yarde an olde Kitchyn an Entrie or passage ioyneinge to the

same Conteineinge in lengthe ^{xx}iiijliij^{or} fote abutinge to y^e Lane aforesaid on the west side beinge in bredethe at that ende three score fowrtene fote abutinge to M^r Portinareys parler next the Lane on the southe side and to the Lord Cobhñ brickewall & gardeine on the Northe side / One olde Butterie & a Entrie or passage wth a great staiar therein wth Cellers therevnd^r wth a Hawle place at the vpp^r ende of y^e staiars and a entrie there to the ffrater oñ the same butterie wth all cōteinethe in lengthe

^{xx}iiijxv fote and in bredethe xxx^{ti} vj fote abuttinge to y^e Cloyster on thest side the kitchyn, on the west side to the Lorde Cobhñ

howse on the northe side and on the southe side to a blinde parler that my Lord warden did Clayme / One howse called the vpper ffrater conteynethe in lengthe Cvij fote and in bredethe Lij fote Abuttinge southe and est to the Ladie Kingston howse and gardein northe to a hawle where the King's Revelly Liethe at theis pñs and west towards the Duchie Chamber and Mr Portinareyes howse / A voide rome beinge an Entrie towards the Litle Kitchyn & Cole howse conteininge in Lengthe xxx^{ti} fote and in bredethe xvij fote, One Chamber called the Duchie chamber wth a darke Lodginge there vnder conteininge in Lengthe L fote and in bredethe xvj fote abuttinge est agaynst the northe ende of the said ffrater and abuttinge west apon Mr portinareys parler all wth p'misses be valued to be worthe by yere — iiijth vj^s viij^d

p me Hugonem Losse

xviijth die ffebruarij The Clere yerelye valew of the p'misses—
A° RRE vj iiijth xixth wth the Kings Ma^{ty} by the advise of
the Lordes his honorable p'vie Councell
ys pleased & Contented together wth the Leade stone tember
glasse Iron and other the p'misses above menconed to geve and
günt to S^r Thom's Cawarden knight & to his heires w^{thout} any
thinge yeldinge therefore as by a lett^r from the Lordes of the
king's most honorable p'vie Councell dated the xvjth of ffebruarie
last to me directed appeareth

The tenure in free burgage

To have the yssues from Michaellmas last

Ry Sakeville.

IV

[In the documents now printed Lord Cobham's house is constantly referred to as being a limit on the north part of the buildings which became the Blackfriars theatre. It is, therefore, most important to ascertain its situation, which is given by the following documents.

Losseley MS., No. 1396, f. 75^v, describes the mansion house which Lord Cobham purchased of King Henry VIII in 1546, and which, in 1632, was sold to the Society of Apothecaries (cf. No. XVI.)]

The Lord Cobhms
pticulare of his
purchas in the
blakfryers.

PCELL terrarū et possessionū
nup domus fr̄m p'dicatorū infra
Ciuitatem London. /

FFIRMA vnus Tenementy siue
mansionis iſm cum quadam
ffenestra voð le closet wyndowe
ad pspiciendy in Eccſiam iſm
simull cum omibz Cameris
coquinis promptuað larded
Cellarijs solarijs et omibus
alijs domibus et edificijs cum
conductu aque in dictam co-
quinam gardinū & aſ Locis
iſm eidem tenement siue
mansione spectañ Que nup
fuerunt in tenura Domine
Iane Guldford et modo di-
miss. honorabili viro Georgio
Dño Cobh̄m p Indenturam
cuius dat̄ est decimo die
Ap'lis anno Regni R̄s henrici

octauī xxvij^{mo} p termino iij
Annorū ex tunc p̄p sequen
et plenað complendy Redden
inçe ad festa Annciacionis b̄te
marie virginis et sc̄i michis
archi equaliter p annū

vⁱⁱ vj^s viij^d
at ix yers
xlviij^u

pcell Scitus
siue pcinct
d̄ce nup domus
fr̄m p'dicatorū

Theyse ben the fyrst pticulers

Eð p me Thomam Myldmaye Auditoð

xxix^{mo} die
Augusti Anno
xxxvij^{mo} R. R̄s
h. viij p georgio
Dño Cobh̄m

The ferme of one Tenement and other the
p'misses wthin y^r procynct of the late black-
friars in London by yere Cvj^s viij^d w^{ch}
rentyd at ix yers purchas is ——— xlviij^u

John Baker / Ry Sowthwell / Edward
Northe /

Irð p Ioñem hawbye

V

[*Loseley MS.*, No. 446, describes the tenements granted to Sir Thomas Cawerden which Lord Cobham retained without, apparently, paying the rent due.]

Curia Civitas In libro Arřgioꝝ ibm̄ dñe Regine nunc
 Scclij London. Elizab^t p diuersas psonas debitoꝝ, p diuersis
 Annis ffinitis ad ffeſtū ſcī Michis Arch^d Anno
 Regni eiusdm̄ Regine vij^{mo} inter alia cont^r sic

viz.

Nup domus
 ffratrū Predi-
 catoꝝ in Ciui^{te}
 London.

Wit^m mod^o Cobham pffirma eiusdem
 magne Aule p^padiaceⁿ domuidⁱ dñi
 Cobham, ac vnus Aule adiaceⁿ dñe
 Magne Aule, necnon vnus Coquine
 vocate the Covent Kychen, duaꝝ do-
 muū vocat larders, cū vna vacua
 placea ter^o adiaceⁿ ad occideⁿ ptem
 dñe Coquine, necnon vnus le Gallerie
 continē in longitudine xl^a pedes, et
 in latitudine x^{em} pedes, iaceⁿ ad orien-
 talem ptem dñe Coquine, Ac vnus
 pvi gardini duceⁿ a Coquina p^dca
 vsq[;] magnū Claust^rū in tenura p^dci
 Dñi Cobham, ad c^{iij} i^{ij}^d. p a^m debi^t
 et insolū p xix^{em} Annis ffinitis ad
 ffeſtū ſcī michis Arch^d hoc Anno
 Septimo Regine nunc Elizabeth,
 vnde de Arřgijs

xx
 iij^{ij} xvij^{ij}
 iij^a iij^d

Ad quos oneratur de xxxvj^{ij} iij^a iij^d p dca ffrma Edificioꝝ infra-
 scriptoꝝ debita p vij^{tem} Annis ffinitis ad ffeſtū ſcī Michis Arch^d
 Anno xxxvij^{mo} nup R^j H. vij^{ij}^{ij} put oⁿat existit in q^{to} possessionū
 p^dcaⁿ de eodm̄ Anno. Et tunc deb^t cxxxiiij^{ij} vj^a vij^d vnde

Exon^{at} hic de iij^{ij} i^{ij}^{ij} xij^a iij^d p ffrma onū et sing^{loꝝ} edificioꝝ
 p^dcoꝝ debi^t p Sexdecim Annis ffinitis ad ffeſtū ſcī Michis
 Archⁱ Anno vij^{mo} dñe nunc R^{ne} Eliza^bt. Eo q^d dñs nup Rex,

Edwardus Sextus p̄ iras suas paten̄ dat̄ apud Westm̄ xij^{mo} die
 M^cij Anno nup̄ Regni sui quarto inter alia dedit et concessit
 oīa & singla Edificia sup̄ dēa et cēta p̄missa Thome Cawerden
 militi heredi et assignatis suis imp̄m absq̄ aliquo inde reddendo,
 vnacū exitibz inde a ffesto S̄ci Michis Archi tunc vltimo p̄terito
 put in eisdem iris paten̄ Auditori hoc quinto die Augusti A^o
 1566 ostensy p̄ Et sic deb̄t vltra l^j xii^s iij^d

Ex^r p̄ Wilm Fuller Audj

v^{to} Augustij 1566

VI

[*Loseley MS.*, No. 1396, f. 71^v. This deed describes a building which was sold by Sir Thomas Cawerden to Lord Cobham in 1554. The situation and dimensions of the 'hall' show that this tenement was the 'hall place' described as above the buttery in Nos. II and III, minus the two rooms in the north section of the building, which, later on, was leased to Richard Farrant. Cf. No. IX.]

<p>The Lord Cobh̄ne his purchas of S^r Thomas Carden in the blakfriars.</p>	<p>Thys Indenture made the xxvth daye of the monethe of Apryll in the fyrste yere of the Reygne of ovr soūeygne Ladye Marye by the grace of god of England ffrānce & Ireland q̄cene defendor of the feythe be- twene S^r Thomas Cawerden of Blechynglye in the Countye of Surrye knyght of the one ptye and George Broke of the ryght honorable order of the garter knyght, Lord Cobh̄m of that other ptye, wytnessythe that the sayd S^r Thomas Cawerden knyght aswell for and in consyderaçon of the sum̄ of Lx poundy of good and Lawfull monye of Englonde to the sayd S^r Thomas Cawerden by the sayd Lord Cobh̄m well and trulye to be con- tentyd and payde whereof the sayd S^r Thomas Cawerden of xl pounds of good and Lawfull monye of England pcell of the sayd some of three score poundy knolegith hymself to be well and trulye contentyd and payed and of the sayde some of xlth the sayd Lord Cobh̄m his executors admynstrators and</p>
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assignes dothe therbye acqyute and discharge for e^u by theyse pñty, as for other good and especyall consyderacons hym specyallye movynge hereafter in theyse pñty specefyed and comprysed hathe geuen graunted bargeynyde and solde and by theyse presenty gyuythe grauntythe bargeynythe and sellythe vnto the sayd Lorde Cobh^m all that his hawle & hereditament wth the appurtyñcy set lyyng and beyng wth in the late Scyte cyrcuyte ambyte and pcyncte of the late blackfriars London, adioynynge to the howse of the sayd Lorde Cobh^m buttyng ap^{on} the sowthe on the howse nowe in the tenure or occupacōn of S^r John Cheeke knyght or of his assignes and on the northe buttyng ap^{on} the steyses ledyng vp into the howse wherein the sayd Lord Cobh^m nowe dwellythe and on the easte buttyng ap^{on} the late Cloystere yerde of the sayd late blakfryers / and on the weste buttyng ap^{on} the garden of the sayd Lorde Cobh^m, w^{ch} sayd hawle aboue by theyse pñty bargayned and solde conteynythe in Lengthe from the northe ende to the sowthe ende fyfye and too foote, and in bredthe from the easte pte to the weste pte thereof twentye and seven foote, And further the sayd S^r Thomas Cawerden for the consyderacons aforsayd hathe geuen graunted bargaynd & solde and by theyse pñty geuythe grauntythe bargaynythe and sellythe vnto the sayd Lorde Cobh^m all that his neythere rome grounde soyle and hereditament wth thappurtyñficy set lyyng and beyng wth in the sayd Late Cyrcuyte and pcyncte of the sayd blakfriars London, vnder the chambers of the sayd Lorde Cobh^m conteynyng in Lengthe frome the easte pte to the weste pte thereof fortye and seuen foote, and in bredthe from the northe pte to the sowthe parte twentye and one foote, buttyng vpon the late Cloysteryerd ende of the sayd late blakfriars on the easte and on the weste buttyng on the yerd of S^r George harpere knyght. To haue holde occupye and enioye all and singulare the sayd hawle neythere rome grounde soyle and hereditament set lyyng and beyng wth in the sayd late Scyte circuit & procyncte of the sayd late blakfriars London, and all & singular other the p'mysse wth thappurtyñficy and eūye pte and pcell thereof aboue

by theyse p'ntys to the sayd Lord Cobh'm in forme aforsayd bargeynynd and solde to the sayd Lord Cobh'm his heyres and assygnys for eū / to the onelye and p'pere vse & behofe of the sayd Lord Cobh'm his heyres and assygnys for eū / And further the sayd S^r Thomas Cawerden for hym his heyres executors admynistrators and assignes couēfintythe and grauntynthe to and wythe the sayd Lorde Cobh'm his heyres executors admynistrators and assignes that all and singulare the sayd p'mysse and eūye pte and pcell thereof at the daye of theyse p'nty are thereby discharged exōnatyd & acquyted of all and singulare formere bargeyns sales leases ioyntures dowers executōns recognisauncy Statuty forfaytures vses and encombrancy whatsoeū had made done suffrede or commytted by the sayd Sir Thomas Cawerden or by any othere p'sone or p'sons by his meanes assente or p'curement (the dowre of the ladye Elyzabeth his wyf onelye exepted) And ferther the sayde S^r Thomas Cawerden for hym his heyres executors admynistrators and assygnys couēfintythe and grauntynthe to and wth the sayd Lorde Cobh'm his heyres executors admynistrators and assygnys, that he the sayd S^r Thomas Cawerden and the Ladye Elizabeth his wyf theyres executors or assygnys of the sayd S^r Thomas apōn a resonable requeste by the sayd Lorde Cobh'm his heyres executors admynistrators and assygnys to hym or theym to be made shall doo all and singulare suche acte and acty thyng and thyngs for the ferther and more better assurans and sure makynge of the p'mysse to the sayd Lorde Cobh'm his heyres and assygnys for eū be yt by feofement fyne recoūye release deed or deedys inrolled wthowt warrentye or otherwyse wth warrentye ageynst the sayd S^r Thomas Cawerden and his heyres onelye as shalbe reasonablye demysed or aduysede to be done by the lerned councyle of the sayd Lorde Cobh'm his heyres or assygnys or the lernede Councyle of anye of theym, and at the one.ye costes and charges of the sayd Lorde Cobh'm his heyres or assygnys / so the same devyce be made offrede and requyred wthin one yere next followynge the date hereof / In Consyderacoū of w^{ch} bargeyn and sale the sayd Lorde

Cobhñ hathe remysed releasyd & acquitted and by theyse p'senty dothe for hym and his heyres remytte release and quyte cleyme to the sayd S^r Thomas Cawerden and his heyres, all that his ryght tytle cleyme state and intereste that he the sayd Lord Cobhñ had hathe or myght haue by anye waye or means of too or in all and singulare those tenementy howses edificys buldynge and heredytamenty wth the appurtyñncy sette Lyyng and beyng wth in the sayd late scyte Circuyte and pcyncte of the sayd late blakfriars London / lyyng on the west syde of the hyghe waye ledynge from the greate gate of the sayde late friers nere Ludgate to the Thames to the stayres cauled lez blakfriars steyres / And also the sayd Lorde Cobhñ for hym his heyres executors and assygnas hathe remysed released and acquyted / and by theyse pñty dothe remytte release and quyte cleyme to the sayd S^r Thomas Cawerden and his heyres all that his ryght tytle cleyme state and intereste that he the sayd Lorde Cobhñ had hathe or myght haue by anye wayes or means of in or to all that voyde grounde soyle and heredytamente caulede the kytchyn yerde, and of to or in one colehowse and one Comen Iakes wth the appurtyñncy set lyyng and beyng wth in the sayde Late scyte and Circuyte of the sayde Late fryers, and on the sowthe syde adioynynge to the garden of the sayde Lorde Cobhñ / And also the sayde Lord Cobhñ dothe couēnt and graunte for hym his heyres exēcutors admynystrators and assygnas to & wth y^e sayd S^r Thomas Cawerden his heires executors admynystrators & assygnas that he the sayd Lord Cobhñ his heyres executors or assygnas shall ferthere doo and suffre to be dōne all and eūye suche thyng and thyngs acte and actes for the more pfecte and sure extyngwysheñēt of suche ryght tytle and intereste as he the sayde Lorde Cobhñ hathe or cleymythe in the p'mysse as shalbe deuysede or aduysede by the sayde Sir Thomas Cawerden his heyres or his or theyre lernede Councell wythe warrentye onelye ageynste the sayde Lorde Cobhñ and his heyres or otherwyse wythe owt warrentye, beyt by fyne feoffement or otherwyse at the onelye costes and charges of the sayd S^r Thomas Cawerden and his heyres / In

wytnes whereof as well the sayd S^r Thomas Cawerden as the sayd Lord Cobh^m enterchangeablye haue sette theyre Seales the daye and yere aboue wrytten.

Memorandū quod p^rdicto xxv^{to} die Aprilis Anno sup^ascripto venit p^rdictus Thomas Cawerden Miles coram d^ea dⁿa Regina in Cancellari^a sua apud westm^{onasterium} & recognouit indenturam p^rdictam ac omⁿia & singula in eadem contenta & specificata in forma sup^ascripta /

Exāia^t et concordat cum Recordo verbatim
p me Edwardm Rydge

SECTION II

FARRANT'S THEATRE

VII

[*Loseley MS.*, Parcel 348. The building which was to become Farrant's Theatre (and which corresponds to part of the 'upper frater' mentioned in the surveys, plus that part of the hall not sold to Cobham, and several other lower rooms and cellars) was at first leased to Sir John Cheeke, then, after being used for the Office of the Revels, to Sir Henry Neville. This is the lease to Sir Henry Neville.]

THIS INDENT^r MADE the xth daye of Iune in the Second yere of the Raigne of o^r so^uaigne Ladye Elizabeth by the grace of god Quene of Englund ffrance & Ireland defend^r of the faith etc Betwēne wiffm More of the Cytie of london Esquier on thone ptye And S^r Henry Nevell of the same Cytie of london knight on thother ptye WITNESSETH that the said Wiffm More hath demysed gūnted & to fferm letten and by thes pntys doth demyse gūnt & to fferme lett vnto the said S^r henry Nevell all that his house and lodginge conteyninge ffoure Romes lately called or known by the name of M^r Chekys lodginge & sythence vsed by S^r Tho^ms Cawarden knight Deceased for the office of the

Quenes Maties Revellj conteynge in length ffyfte & two yerds
 and a half & a half quarter of a yerde and eūy yerde therof
 conteynge thre fote of Assice and in bredeth at the Southend
 therof seven yerds & a quart^r of a yerde & in bredeth at the
 Northend therof eight yerds iij quarters & a half quarter of
 a yerde w^{ch} said house & lodginge is sett lyinge & beinge w^{thin}
 the p^cinct of the late ffryers prechers comenly called the blak
 ffryers nere Ludgate wⁱⁿ the Cytie of London betwene the
 Teñenty of Sr Henry Iernynghm knyght and of the said wifm
 More on thest pte & a Teñt of the said Wifm More nowe in
 the tenure or occupacōn of Rychard ffryth and the way ledinge
 from the house & garden of the said wifm More nowe in his
 manurance or occupacōn And a vacant or voide pece of grounde
 of the said wifm More adioynge vnto the said waye on the west
 pte and a Teñt of the lord Cobhm on the North pte and also so
 muche of his said pece of vacant or voide grownd above Resited
 as conteyneth in length xxiiij yerds & a quarter of a yerde & in
 bredeth vj yerds & a quarter of a yerde & lyeth & adioyneth
 next to the said Teñt of the said lord Cobhm on the north pte
 w^{thin} the p^cinct Aforesaid betwene the said Teñt of the said
 lorde Cobhm on the nort pte and the waye aforesaid ledinge
 from the same house & garden of the said wifm more towards
 the water lane on the South pte & the same lane called water
 lane on the west pte and the said house and lodginge called
 M^r Chekys lodginge above demysed & gūnted on thest pte And
 also all that his Sellor lyinge & beinge w^{thin} the p^cinct aforesaid
 pte vnd^r the said house & lodginge called M^r Chekys lodginge
 above demysed & pte vnder the said Teñt of the said wifm
 More beinge in his manurance or occupacōn w^{ch} said Sellor
 conteyneth in length viij yerds & a half & in bredeth viij yerds
 w^t a mudd wall crosse oū the myddest of the same Sellor And
 ALSO all that & those his two other Romes called the buttery
 & pantrye wth a lytle entrie ledinge betwene them lyinge &
 beinge wⁱⁿ the p^cinct aforesaid that is to saye vnd^r the said
 house & lodginge above gūnted called M^r Chekys lodginge and
 pte of the same two Romes is oū the Sellor above gūnted

& demysed betwene the waye or entrye ledinge from the said house & garden of the said wifm More beinge in his manurance towards the wat^r lane on the north pte and the entrye ledinge into that end of the house of the said wifm More wherin Iohn Horley his s3vaunt doth lodge on the South pte And the same two Romes & entrye above gūnted doo conteyne in length ix yerds & a half & a half quarter & in bredeth viij yerdes one quarter & a half quarter of a yerde AND also all that his grete Rome in Mañ of a grete Seller havinge a Chimpney in yt conteynge in length xix yerds & in bredeth viij yerds one quarter & a half quarter of a yerde and lyeth in the p^rcinct aforesaid vnder the said Teñt of the said wifm more beinge in his manurance or occupacōn betwene certeyne lodgings called lyggens lodginge nowe in the manurance or occupacōn of the said wifm More on thest pte the seller aforesaid above gūnted on the west pte the Teñt of the said S^r Henry Iernyngham on the South pte and the said garden of the said wifm More on the north pte / Except & alwayse resyved to the said wifm More his heires & assiḡy the Residue of the said pece of vacant or voyde grounde above Resited wth said Residewe nowe lyeth betwene the waye ledinge from the said water lane to the Teñt nowe in the tenure or occupacōn of Rychard ffryth on the South pte & the said pcell of the said voide or vacant ground before by thes pñty demysed on the north pte & conteyneth in length xxvij yerds & iij quarters of a yerde & in bredeth iij yerds iij quarters & thest end therof spredeth to greter bredeth to s3ve towards two entryes And also except one entrye ledinge vnder pcell of the p^rmysses before by thes pñty demysed from the said garden of the said wifm More to the said Residewe of the said pece of voide or vacant grounde before excepted Except also & resyved to the said wifm More his heires & assiḡy aswell one other entrye leadinge vnder pcell of the p^rmysses before by thes pñty demysed from that end of the said house of the said wifm More wherin the said Iohn Horley his s3vaunt doth lodge to the said Residewe of the said pece of voyde or vacant grownd before excepted as also such Romes and places

adioynige to the said entrye as be nowe in the manurance or occupacōn of the said willm More or Iohn horleye AND ALSO the said willm More doth demyse & gūnt vnto the said S^r Henry Nevell his executors & assiḡy free egres and Regres into all & singler y^e p'mysse above demysed & gūnted & out of & from all & singler the p'mysse above demysed & gūnted into the said water lane in by & thorowe all vsiall wayse entryes gates & passagy to & from the same and to & from cūy pte and pcell therof other then by or thorowe the said house and garden of the said willm More nowe in the manurance or occupacōn of the said willm More AND the said S^r Henry Nevell, coveñteth & gūnteth for him his heires & executors to and wth the said willm More & his executors by thes pntḡ that he the said S^r Henry Nevell his executors or assiḡy shall not in eny wyse have clame or chalenge eny entrye egres or Regres into the said house & garden of the said willm More nowe in his manurance or occupacōn or into eyther of them but by lycence & gūnt of the said willm More his heires or assiḡy therof hereafter to be made in wrytinge to the said S^r Henry his executors or assiḡy vnder the hand & Seale of the said willm More his heires or assiḡy eny thinge herin conteyned to the contrary not wthstandinge To HAVE hold occupie and enioye the said lodginge lately called M^r Cheky lodginge and all other the p'mysse above by thes pntḡ demysed & gūnted w^t ther appteñcy Except before excepted to the said S^r Henry Nevell his executors & assiḡy ffrom the feste of the Natyvytye of Saynt Iohn the baptest next comynge after the date herof vnto thend & terme of threscore yeres from thens next ensuyng fully to be complett ended & determyned YELDINGE AND payinge therfore yerely vnto the said willm More his heires executors or assiḡy Sixe Poundes of Currant money of Englund at foure termes in the yere that is to saye at the ffesty of Saynt Mychaell tharchangell the byrth of o^r lord god thanñcyacōn of o^r blessed ladye & the natyvytye of Saynt Iohn Baptest by even porcōns duryng the said terme of lx yeres AND yf yt fortune the said yerely rent of—vj ſi to be behinde or vnpaide in pte or in

all after eny feste of the festy above lymyed in w^{ch} it ought to be paid by the space of xxviiij dayes beinge lawfully demaunded at in or vppon the p'mysse above demysed that then & so often tymes he the said S^r Henry Nevell his executors or assig^y shall forfayte & paye to the said wiffm More his heires & assig^y Thre Poundes for & in the name of a payne or penalte AND yf yt shall fortune the said—iij li at eny tyme or tymes hereafter to be forfayted for & in the name of a payne or penalte and that the same shalbe lawfully demaunded at in or vppon the p'mysse above demysed at thend of xiiij dayes next after suche tyme as the same shalbe so forfayted AND ALSO yf it shall fortune the said yerely rent of—vj li or the said payne or penalte to be behinde vnpaide in pte or in all after eny feste of the festy above lymyed in w^{ch} the same Rent ought to be paide by the space of fyfthe dayes beinge lawfully demaunded at in or vppon the p'mysse above demysed or eny pcell of the same That then and at all tymes after it shalbe lawfull to the said Wiffm More his heires and assig^y into the said house or lodginge & into all & singler the p'mysse above demysed & into euy pte & pcell therof to reent^r & the same to repossede & have agayne as in his or ther form^e estate & the said S^r Henry Nevell his executors & assig^y from thens vtterly to expell amove & putt out eny thinge in theis pnt^y conteyned to the contrarye notwithstandinge AND the said S^r Henry Nevell doth further coveⁿt & gunt for him his heires & executors to & wth the said wiffm More his heires executors & assig^y by thes pnt^y That he the said S^r Henry Nevell his executors & assig^y from tyme to tyme & at all & euy tyme & tymes hereafter duryng the said terms as ofte as nede shall requyre at his & ther pper cost^y & charges shall well & Sufficiencyntly kepe vphold Susteyne Repayre & mainteyne all the buylding^y edyfyces houses walls & all & singler other the p'mysse w^t thappteⁿcyng before by thes pnt^y demysed & gunt^e & euy pte & pcell of the same and the same so Repared in thend of the said terme shall yeld & geve vpp into thandy of the said Wiffm More his heires or assig^y notw'standinge eny decaye or Ruyⁿ w^{ch} maye fortune to

com̄ durynge the said terme of lx yeres to the said edyficg buyldingꝝ or wallꝝ before by thes p̄ntꝝ demysed & gūnted eyther by the Reason or occacōn of eny mañ of Ruyn or ffall of a certeyne high Gallary of Stone that is Scytuat & oū the foresaid buyldingꝝ houses edyfices or wallꝝ before by thes p̄ntꝝ to the said Sr Henry demysed & gūnted or by eny other wayse occacōns or meanes whatsoeū PROVIDED alwayese that yf the said Sr Henry Nevell his executors admynstrators or assigꝝ or eny of them or eny other p̄son or p̄sons to whom this p̄sent lease gūnt interest or terme of yeres or eny pte or pcell therof shall or maye fortune to com̄ at eny tyme hereafter shall in eny wyse remove take vpp or newe caste eny pte or pcell of eny ledd or leddy annexed lyinge & beinge vppon or belonginge to eny pte or pcell of the p̄mysses before demysed vnto the said Sr Henry Nevell durynge the said terme of lx yeres to eny other vse or vses or to eny other entent or purpose then to soder & amēd suche faltes & Repacōns as shall fortune to be in y^e same ledꝝ or eny of them or in the tymber or Rooff vnd^r the same led or leddy or eny of them w^out thassent & concent of the said Wiffm More his heires or assigꝝ to be therin fyrst hadd & obteyned in wrytinge that then this p̄sent demyse lease & gūnt shall vtterly Sease & be voide eny thinge in thes p̄sent indentures to the contrary not wthstandinge PROVIDED also and it is further agreed betwene the said pties to thes p̄ntꝝ that it shalbe lawfull at all tymes hereafter only for the said Wiffm More and his wyf for the tyme beinge & to eyther of them & to suche others as there durynge that tyme shalbe in the compaynye of them or of eyther of them to have vse & take ther fre entrye egres & Regres out of the said Teñt of the said wiffm More wherin he nowe dwelleth wthin the pcynct Aforesaid into & vppon all such ledꝝ as ar lyinge & beinge vppon eny of the p̄mysses above gūnted & demysed And that it shalbe also lawfull to the said wiffm more his heires or assigꝝ beinge own's of the Teñt wthin the p̄cynct Aforesaid wherin the said Rychard ffryth nowe doth or lately did dwell beinge next adioynige vnto the Teñt house or lodginge aboue gūnted by

thes þntȝ & to the teñntȝ & fermors of the said Teñt wherin the said Rychard ffryth doth or latly did dwell at all reasonable & convenyent tymes of the daye to have fre entrye egres & regres into oū & vppon the ledȝ Aforesaide and other the ledȝ next adioynȝe to thentent & purpose onlye to vewe soder Repayre or Amend the ledȝ & cōūinge of the said Teñt wherein the said Rychard ffryth doth or latly did dwell in such places therof as to him or them shalbe then thought necessary or convenyent wthout lett or interupcōn of the said S^r Henry Nevell his executors or assiȝȝ AND where a certeyne sprynge or water is conveyed by a conduct pipe into the said garden of the said Wiſſm More the most pte of w^{ch} water and springe is there Employed & taken for the vse of the said Wiſſm More & of his said house & housholde and where the Residewe of the said water comynge into the said garden oū & besidȝ so muche therof as do sȝve for the vse & occupacōn of the said Wiſſm More & of his said house & household is nowe conveyed out of the saide garden by a conduct pipe into the said Residue of the said pece of voide or vacant grownd before excepted The said Willm More for him his heires executors admynystators & assiȝȝ doth further coveñnt & gūnt to & w^t the said S^r Henry Nevell his executors & assiȝȝ by thes þntȝ that he the said Wiſſm More his heires & assiȝȝ shall pmytt & Suffer the said S^r Henry Nevell his executors & assiȝȝ inhabitinge in the p'mysse before to him by thes pntȝ demysed lawfully duryng the said terme to have & take out of the said pipe or conduct Scituat & beinge in the said Residewe of the above Resided pece of void or vacant ground before excepted so muche of the said Residue of the said wat' yssuyng & comynge from & out of the same garden of the said Wiſſm More by the said pipe or conduyt as will sȝve for the vse & occupacōn of the said S^r Henry Nevell his executors & assiȝȝ inhabitinge in the p'mysse before demysed & of his or ther said house & household And that it shalbe lawfull for the said S^r Henry his executors & assiȝȝ inhabitinge in the p'mysse before to him by thes þntȝ demysed to convey the same water cōmyng out of

& from the said garden of the said wiffm More into the said Residue of the said pece of void or vacant ground before excepted from the said pipe or conduyt beinge in the said Residue of the said pece of voide or vacant ground before excepted by a pipe to be leyd eyther above the grounde or vnder vnto such pty & placý of the p'mysse to him the said Sr Henry Nevell afore demysed as to him the said Sr Henrye his executors or assiğý shalbe thought mete & convenyent AND further that he the said Wiffm More his heires or assiğý shall not wilfully by eny acte by him or them to be done turne eny grete quantytype of the said Residue of the said wat^r w^{ch} shall rune & com into the said garden other then so muche therof as from tyme to tyme shalbe thought mete & convenyent to the said Wiffm More his heires & assiğý to sýve & be employed for the vse or occupacōn of the said Wiffm More his heires & assiğý & of his & ther said house & houshold from Runnyngge and Comynge from the said garden into the said Residewe of the said pece of voide or vacant ground before excepted But that there wth the said Sr Henry Nevell his executors & assiğý inhabitinge in the p'mysse before demysed & his & ther said house & houshold maye be there wth convenyently sýved yf the said Residue of the said water will so sýve & extend vnto / Savyng & exceptinge alwayse to the said Wiffm More his heires & assiğý all suche wast & supfluous water as shall Remayne & be to com after such tyme as the said Sr Henry Nevell his executors & assiğý inhabitinge in the p'mysse before demysed shalbe well & conveniently sýved wth the said water IN WITNES WHEREOF the pties above said to thes indentures interchangeably have sett ther Seales yeven the daye & yere above Wryton.

[Signature and seal torn off]

VIII

[*Loseley MS.*, No. 332 (53). The house let out to Sir Henry Neville becoming vacant was first let out to the 'Sylk dyers' (*Loseley MS.*, No. 406); then, in 1570-1, Lord Cobham had a lease for the six upper chambers and for a kitchen lately built by Sir Henry. As this document practically repeats the greater part of Farrant's lease it is useless to print it *in extenso*; a few extracts will be sufficient.]

THIS INDENT^r MADE the Sixth daie of ffebruary in the Thirteenth yere of the Raigne of o^r So^uwaigne Ladie ELIZABETH . . . BETWEENE william More . . . and the Right Honorabell S^r Willim Broke knight Lorde Cobham and Lorde Warden of the Sinque Portes . . . WITNESSETH that the saide Willyam More . . . dothe dymyse graunte and to ferme Lett vnto the saide Willyam Lorde Cobham all those His Sixe vpper chambers Loftes Lodginges or Romes . . . lately (amongest others) in the tenure and occupacōn of S^r Henry Nevill knight and doo conteine in length from the northe ende thereof to the Southe ende of the same one Hundred ffyftie and six fote and an Halfe of assize / whereof twoo of the saide six vpper chambers Loftes Lodginges or Romes in the northe ende of the p^rmisses to gether w^t the bredeth of the Littell Rome vnder excepted and Resjued doo conteine in length xlvj fote & an Halfe and from the est to the west pte thereof in Bredeth xxv fote of assize And the ffowre other chambers or Romes Residewe of the saide six vpper chambers doo conteine in Length one Hundred and tenne fote And in bredeth from the est to the west pte thereof xxij fote of assize of whiche ffowre chambers Last recited one of them ys Seled wth weynescott on the est pte Southe pte and a pte of the west w^t a greate Rownde portall conteyned wⁱⁿ the same chamber and Seelinge whiche Seelinge over and besides the saide portall dothe conteyne ffowrescore and ffowertene yerdes / And the northe ende of the premisses before letten dothe abbutt vppon the Southe pte of the nowe dwellinge Howse of the saide william Lorde Cobham / Except and allwaies Resjued to the saide william More and to his Heires one Littell Rome Lyinge

wthin the Lymyttes and boundes or contenty aboue expressed whiche Littell Rome was sometye vsed for a wydrafte or pryvye. . . . And also all that his newe kytchen Lately buylded by the saide s^r Henry Nevill wth the steire leadinge oute of the same kytchen vpp into the p^rmisses before letten wth the Littell voide Rome wherein the fote of the saide staires standeth and the woodyarde to the same kytchen adioyn^ge . . . And also the vse and comoditie of one quill of conduct water Except and allwaies reszued vnto the saide william More his heires and assignes all the Leades coveringe the p^rmisses before dymysed and the vse of them And the Cellors and Romes directly vnder the saide vpper chambers loftes lodgings or Romes . . . AND THE SAIDE willyam More dothe coveⁿte and graunte . . . That yt shall and maie be lawfull vnto the saide william Lorde Cobham his executors and assignes at his and their owne proper costes and chardges to breke the wally wthin the p^rmisses aboue letten and there to make and sett upp suche convenient doores in suche convenient places of the same walles as shalbe thought mete and convenient by the saide william Lorde Cobham his executors and assignes to leade owte of his saide dwellinge howse into the saide Chambers Romes Lodgings and premisses aboue demised by this Indenture duringe the saide terme.*

IX

[*Loseley MS.*, No. 1396, f. 120v. Lord Cobham having surrendered his lease, Richard Farrant obtained the house (1576) and, under pretence of exercising the Children of the Chapel, used it as a theatre. (For the history of this playhouse and the documents relating to the same see my articles in the *Daily Chronicle* of Dec. 22, 1911, and in the *Jahrbuch d. Deutschen Shakespeare-Gesellschaft*, 1912.) This is the lease by which Sir William More let out to Farrant the rooms lately Lord Cobham's, and also other rooms formerly included in Sir Henry Neville's lease.]

Rychard THYS INDENTURE made the twentythe daye of
fferrant decemb^r in the nynetenthe yere of the Reygne of
owr sou^{er}aygne Ladye Elizabethe by the grace of god

Quene of England ffraunce and Ireland defendor of the faythe &c.
 Betwene Sr wyllm More of Loseleye in the Countye of Surrye
 knyght on the one ptye and Rychard fferraunt of Newwyndesor
 in the Countye of Berke gentleman on thother partye. /
 WYTNESSTHE that the sayd Sr wyllm More hathe demysed
 graunted and to ferme Letten and by theyse p'nty dothe demyse
 graunte and to ferme Let vnto the sayd Rychard fferrant all
 those his syxe vppere chambers Lofty Lodgyngs or Romes
 Lyyng together wthin the p'cynct of the Late dyssoled howse
 or pryorye of the blackfryers otherwyse cauled the fryers
 prechers in London w^{ch} sayd syxe vpper chambers Lofty
 Lodgynges or Romes were Latelye amongsts others in the
 tenure and occupacoⁿ of the ryght honorable Sr wyllm Broke
 knyght Lord Cobhm and do conteyne in Lenghe from the
 northe ende thereof to the Sowthe ende of the same one
 hundred fyfthe and syxe foote and a half of Assyze whereof
 two of the sayd syxe vppere chambs Lofty Lodgynges or Romes
 in the northe ende of the p'mysse together wth the bredthe of
 the Lyttle Rome vnder graunted doe conteyne in Lenghe fyfthe
 and syxe foote and a half and from the Easte to the weste pte
 thereof in bredthe twentye and fyue foote of Assyze and the
 fowre other chambers or Romes resydewe of the sayd syxe
 vppere chambers do conteyne in Lenghe one hundred and tenne
 foote and in bredthe from fne Este to the weste pte thereof
 xxij foote of Assyse / Of w^{ch} foure chambers Laste recyted one
 of theym ys seeled wth weynscote on the easte pte Sowthe pte
 and a pte of the weste wth a great round portall conteynynd wthin
 the sam Chambere and seelynge w^{ch} selynge oⁿ and besydes the
 sayd portall dothe conteyne foure score and foretene yerdys
 and the northe ende of the p'mysse before Letten dothe abut apon
 the sowthe pte of the nowe dwellynge howse of the sayd wyllm
 Lord Cobhm /

AND ALSO the sayd Sr wyllm More hathe demysed graunted and
 to ferme Letten and bye theyse p'nty dothe demyse graunte and
 to ferme Lette vnto the sayd Rychard fferrant all the sayd
 weynscot and round portall conteynynd wthin the sayd Chambere

aboue demysed And also all that his newe kechyn Latelye buldyd by S^r henrye Neuell Knyght wth the steyre Leadynge owt of the same kechyn vp into the p^rmyssy before Letten wth the Lyttle voyde Rome wherein the foote of the sayd Steares standythe and the wood yerd to the same kechyn adioynynge Scytuat Lyyng & beyng together wthin the p^rcyncte aforsayd Betwene the entrye beyng vnder pte of the premysse aboue demysed on the easte pte and a certeyn waye cauled water Lane Leadynge to the blackfryers brydge at the Themssyde on the weste pte and the sayd dwellyng howse of the sayd Lord Cobh^m on the northe pte and a certeyne voyde ground and a weye of the sayd S^r wyll^m More Leadynge from the sayd watre Lane towardy and vnto the dwellyng howse or tene-mente and garden of the sayd S^r wyll^m More wthin the p^rcyncte aforsayd on the sowthe pte /

AND ALSO the sayde S^r wyll^m More hathe demysed graunted and to ferme Letten and bye theyse p^rnty dothe demyse graunt & to ferme let vnto the sayd Rychard fferrant the great Steyres Latelye erected and made bye the sayd S^r henrye Neuell vpon pte of the sayd voyde ground and waye Laste aboue exp^rssyd wth the Lyttle voyde rome vnder the same great steyres wth sayd great Steyres do serue and Leade into the p^rmysses before demysed / And also the vse and comodytye of one quyll of conduct watere yssuyng and runnyng from the conduct and watere of the sayd S^r wyll^m More together wth the cok^y thereof set Lyyng and beyng in the Lyttle voyde Rome at the sayd Steyre foote before mencyoned for the onely vse of the sayd Rychard fferrant and hys famelye wthin the p^rmysses before Letten and also free ingresse egress & regresse to and from the sayd newe steyres Latelye erectyd and made bye the sayd S^r henrye Neuell in and vpon the sayd voyde ground and waye Leadynge from the sayd waye cauled water Lane vnto the sayd great newe steyres And also the sayd S^r wyll^m More hathe demysed graunted and to ferme Letten and by theyse p^rnty dothe demyse graunt and to ferme Lette vnto the sayd Rychard fferrant all those two romes wth the two sellers & dyrectlye

vnder pte of the vperre chambers Lodgyng or Romes aboue demysed whyche sayd two Romes & two Sellors last aboue demysed Late were in the occupacoⁿ of and do lye betwene the sayd voyde ground on the weste pte and an entrye Leadyng from the sayd voyde ground into the garden of the sayd S^r wyllm More on the northe pte and an entrye Leadyng from the sayd voyde ground into the sayd dwellynge howse or tenement of the sayd S^r wyllm More of the Southe pte and the garden of the sayd S^r wyllm More on the east pte wth free and quyet ingresse egressse and regresse into and from the sayd two Romes and two sellors last aboue demysed in and vpon the sayd voyde ground and waye Leadyng from watre Lane aforsayd vnto the same Romes And also the sayd S^r wyllm More hathe demysed graunted and to ferme Letten and bye theyse p^{nt}y dothe demyse graunte and to ferme lette vnto the sayd Rychard fferrant one Lyttle Rome sumtyme two Lyttle Romes Lyyng wthin the Lymytz and boundes fyrst aboue exp^{ss}ed whereof one pte was sumtyme vsed for a wyde draught or preuye and the othere pte thereof was Latelye vsed for a colehowse. / EXEPT^e and alwayes reszuyd vnto the sayd S^r wyllm More his heyres and assygn^s all that great Rome nowe vsed for a wasshyng howse beyng dyrectlye vnder pcell of the p^{my}sses fyrst aboue demysed and adioynynge vnto the sayd two Romes last aboue bounden on the east pte of the same two Romes AND ALSO exept and alwayes reszuyd vnto the sayd S^r wyllm More hys heyres and assygn^s all the Led^s co^uyng the p^{my}sses before demysed and the vse of theym sauyn^g that yt shall and maye be good and lawfull for the sayd Rychard fferrant hys executors and assygn^s to haue ffree ingresse egressse & regresse to and from the sayd Led^s to repayre meyn^{te}yn and amend the same as often as need shall requyre duryng the terme vnder graunted. / To HAUE AND TO HOLDE all and syngulere the p^{my}sses before demysed and lettene by this Indenture wth theyre app^{ty}n^{nc}ys (exept before exepted) vnto the sayd Rychard ferrant hys executors and assygn^s from the ffest of sancte Mychaell tharchaungell last past before the date

hereof vnto thende and terme of twentye and one yers from
thense next insuyng and then fullye to be complet and endyd
YELDYNG AND PAYNGE therefore yerlye duryng the sayd terme
of xxj yers vnto the sayd Sr wyllm More his heyres and assygnys
fortene poundys of Lawfull monye of England at iiij^{or} vsuall
termes of the yere that ys to saye at the feastes of the natyuytye
of owr Lord god thanuncyacoñ of Marye the blessed vyrgyn
the natyuytye of sanct Iohn Baptyst and sanct Mychaell tharch-
angell or wthin fyftene dayes next aftere eūye of the same feastes
by even porcyons yerlye to be payd / AND the sayde Rychard
fferraunt dothe pmyse coueñnt and graunte for hym hys
executors admynystrators and assygnys to and wth the sayd
Sr wyllm More hys heyres executors admynystrators and
assygnes by theyse p^{nt}y that he the sayd Rychard fferrant
hys executors admynystrators and assygnys and eūye of theym
at hys and theyre owne ppere costes and charges shall well and
suffycyentlye repayre amende vpholde meyntheyn and keepe
from tyme to tyme and at all tyme and tymes duryng the sayd
yers when and as often as need shall requyre all mañ of
repaçoñs what soeū to the p^{my}ssy aboue demysed or Letten
by this Indenture belongynge and apperteynyng / And also
shall repeyre meyntheyne and keepe well & suffycyentlye all
suche defaulty and repaçoñs as shall at anye tyme hereaftere be
in the Ledes aboue exep^t / And in the tymbere worke and
Roof that berythe the same Ledes duryng this p^{nt} Lease
and terme of xxj yers / And also all and syngulere the p^{my}sses
before demysed well and suffycyentlye repayed made amendyd
meynteyned and kept together wth the sayd weynscot and great
Round portall in thende of the sayd terme of xxj yers shall
Leaue and yeld vp / AND ALSO the sayd Rychard fferrant dothe
coueñnt and graunte for hym hys executors admynystrators and
assygnys to and wth the sayd Sr wyllm More hys heyres executors
and assygnys by theyse p^{nt}y that he the sayd Rychard fferrant
hys executors admynystrators and assygnys at hys and theyre
owne ppere costes and charges shall at all tymes hereafter
duryng theys p^{nt} Lease and terme of xxj yers bere and paye

all man of charges and paymentys from hensforthe dewe to be payd vnto the cherche and Scavenger of and for the p'mysse aboue demysed or Letten by this Indenture / And also shall scoure clense and make clean the p'uye or wyddrawght beyng in the woodyerd aforsayd from tyme to tyme when and as oftene as need shall requyre duryng the sayd terme / And the same in the ende of the sayd terme shall Leaue well and suffycientlye scoured clensyd and made cleane And also shall well and suffycientlye howse couere and keep drye the sayd preuye or wyddrawght and as myche as conuenientlye maye be from Anoyng of the Inhabytaunty there next adioynynge from tyme to tyme duryng the sayd terme / AND yf hyt shall happen the sayd yerlye rent of xiiij^{li} to be behynde vnpayd in pte or in all oū or aftere anye of the sayd feastes of payment thereof aforsayd in w^{ch} yt owght to be payd by the space of xv dayes that then yt shalbe lawfull vnto the sayd S^r wyllm More hys heyres and assygnys into all the sayd chambers or Lodgyngs kychyn and other the p'mysse aboue demysed wth the appurtyncy and to eūye pte and pcell thereof to enter and dystreyne and the dystresse thereof taken Lawfullye to Leade dryve bere and carye awaye and the same to deteyne ympke and keepe vntyll the sayd yerelye rent of xiiij^{li} and the arreragis thereof yf anye be shalbe vnto the sayde S^r wyllm More hys heyres and assygnys fullye satysfyed contentyd and payde / AND yf yt shall happen the sayd yerelye rente of xiiij^{li} by the yere to be behynde vnpayde in pte or in all oū or after anye of the sayd feastes of payment thereof aforsayd in w^{ch} yt owght to be payde by the space of Twentye dayes and Lawfullye demaunded that then and at all tyme and tymes aftere yt shalbe Lawfull vnto the sayd S^r wyllm More hys heyres & assygnys into all and syngulere the p'mysse before demysed wth thappurtyncy and into eūye pte and pcell thereof to reentere and all the same before demysed graunted or letten to haue ageyn repossesse and inioye as in hys or theyre formere estate and the sayd Rychard fferrant his executors and assygnys from thens vtterlye to expell amove and put owt This Indenture or anye thinge

therein conteynyed to the contrarye hereof in anye wyse not wythestandynge PUYDEDE alwaye and yt ys agreede betwene the sayd ptyes to theyse Indentures that yt shall and maye be Lawfull vnto the sayd S^r wyllm More hys heyres and assygns to shutte locke barre or open the gate ioynynge vpon the sayd waye cauled water Lane from tyme to tyme at suche conuenient howres of the nyght and of the mornynge as to the sayd S^r wyllm More hys heyres or assygns shall seeme meet and conuenient durynge thys pñt Lease and terme of xxj yers PUYDED also that the sayd Rychard fferrant hys executors admynistrators or assygns at anye tyme hereafter durynge thys pñt lease shall not altere nor cutte the pype of the sayd conducte or water nor by any means conueye the waters aforsayd from hys ordynarye Course nor shall graunt demyse lette set owte assygne or otherwyse ymploye anye the watere aforsayde but onelye to the vse of the sayd Rychard fferraunte and hys famelye in the p'mysse before letten and demysed accordynge to thys pñt Lease and graunt before mencynede nor shall suffre the same watere to run to waste but that he the sayd Rychard fferrant hys executors and assygns shall do asmyche as maye conuenientlye be to spare the same for the benefytte and increase of watere at the comon conducte of the sayde S^r wyllm More there PUYDED also that the sayd Rycharde fferraunt hys executors or assygns or anye of theym shall not in anye wyse demyse lette graunte assygne set ou or bye anye wayes or means put awaye hys or theyre interest or terme of yers or anye pte of the same yers of or in the sayd p'mysse before letten or anye pte pcell or membre thereof to anye pson or psons at anye tyme here after durynge thys pñt lease and terme of xxj yers wthowt the especyall lycens consent and agreement of the sayd S^r wyllm More hys heyres and assygns fyrst had and obteynyed in wrytynge vnder hys and theyre handes and Seales but onelye by the laste wyll and testament of the sayd Rychard fferrant in wrytynge to the wyf of the sayd Rychard or to hys chylderne or to one or some of theym / And that the sayd wyf or childe of the sayd Rychard so enioyyng

this pñt demyse by vertue of the sayd wyll shall or maye durynge the resydewe of the terme aforsayd haue the vse and comodytye of the sayd quyll of watere before demysed to the sayd Rycharde in as ample and large manere as yt ys gūnted to the sayde Rycharde and hys famelye and not otherwyse / AND FURTHERE yt ys agreed betwene the sayd ptyes by theyse pñtys that the sayd Rychard fferrante hys executors and assygnys shall and maye haue and keepe for hys and theyre onelye vse to open and vnlocke the sayd gate ioynynge vpon the sayd waye cauled watere Lane so often as occacoñ shall sʒue durynge this Indenture anye thyng aboue wrytten not wthstandynge to the contrarye IN WYTNES whereof the ptyes abouesayd to theyse Indentures interchūngeably haue set theyre Seales yevē the daye & yere fyrst aboue wrytten /

SECTION III

BURBADGE'S THEATRE

X

[*Loseley MS.*, No. 1396, f. 99 and *sqq.* This document relates to some of the rooms which were bought by James Burbadge and by his sons, and which in 1572-3 were the object of a contestation between Henry Poole, as heir to Sir Thomas Cheyney, and Sir William More. The occasion of the lawsuit was as follows: In 31 Henry VIII (March 16, 1539-40) Sir Thomas Cheyney was granted a tenement in the precinct of Blackfriars (cf. note to p. 3, l. 10). Henry Poole, having married the widow of the eldest son of Sir Thomas Cheyney, under colour of this grant, pretended title to certain houses which had formerly been claimed by the Lord Warden (cf. p. 7), but which it seems had been appropriated by Sir Thomas Cawerden. The story of this lawsuit had best be given in Sir William More's own words: 'The said Henrie Poole p̄tended title to one howse late in the handys of Bywater and a fence scholle late in the handys of one Ioyno^r about the xvth yeare of the Qnes Mat^{ies} Raigne, whereof the said Sr Thomas Cheyney the lo: Cheyney nor the said Pooles wief had ever possession before nor p̄tended tittle vnto it to my knowledge but the same remayned alwaies in the possession of Sr Thomas Cawarden and his assigys and in me and mine assigys.

The occacoñ wherevpon he first p̄tended his title was for that Lichfeild had found that he had received v^{ll} a yeare vnlawfullie vpon p̄tence that some of the

Revell stuffe was laid in the howses in question wherevpon the said Poole comēced his acco^un but afterwarde submitted him self to the arbitram^t of my lo: Mountague and Mr Apsley whoe did awarde that I should make a geⁿall release to him of three howses w^{ch} he held by Coloure of the aforesaid gr^unt whereunto I p^ttended alsoe tytle because I thought Sr Tho: Cheyney ought to have but that howse w^{ch} my lo: Henrie Semer nowe hath, and that alsoe the said Henrie Poole should make a like release vnto me of the ij^o howses aforesaid w^{ch} beinge done accordinglye y^t was awarded that I should make a lease to Henrie Poole & his wief for fiftye yeares if they did live soe longe of the howse in the tenure of Bywater payinge onlie xij^d yearlie w^{ch} I p^ormed & soe the suite ceased' (*Loseley MS.*, No. 440). The subjoined documents are a copy made by More of the award and the interrogatories relating to the Poole-More lawsuit.]

TO ALL THEM unto whome this p^onte writinge of awarde Indented shall come to be herde, sene, Redd, or vnderstande / Anthony Viscounte Mountague knight of the noble order of y^e Garter / And Iohn Apsley esquio^r, send gretinge in o^r Lorde god e^ulastinge / WHEREAS certen Variance, controversye & Debate hath heretofore ben hadd, moved & dependinge, Betwene Willm More esquire of thone p^otie / And Henrye Pole esquio^r of thother p^otye / Aswell for and Concernynge the right, estate, Tytle, Interest and Inherytūce of the Teⁿty and howses hereunder in theis p^onty expressed Scituat Lyinge and beinge wthin the p^ocinct of the late black ffriers (a^ls ffriers p^ochars) wthin y^e Citey of London, as fo^r and v^op^on c^oteine other Recconyng and demaundes dependinge betwene theym. AND wherealso the said p^oties for y^e surceazinge pacifyinge & apeazinge of y^e said controu^osyes & debat^o Have by their se^uall obligacōs of Arbitrament beringe date the first daye of this Instant moneth of ffebruarye, compromited and bounde them selves, eche to other in the some of one hundred poundes of Lawfull money of Englande, wth condicōs ap^on the same obligacōs se^ually endorced To stande, to obeye, obs^ove p^orforme fullfill, holde, & kepe y^e arbitrament, awarde ord^r determia^on and Iudgment of us the foresaid Anthony Viscounte Mountague & Iohn Apsley, Arbitrators Aswell on y^e p^ote of y^e said Willm More as on the behalf of y^e above named Henrye Pole, indifferentlye, elected, named, & chozen, by Consent of

both y^e said pties, to arbitre, awarde, order Iudge and determyn, of for and apon all and all manⁿ of Acc^ons, aswell Reall, as psonall, sut^y, quarrells, trespasses, titles of Acc^ons, deb^ts, debat^s, so^mes of money, reconvyn^gs, accompt^s, and demaund^s, whatsoe^u had, made, moved, stirred or in any wise in variaunce, dependinge betwene the saide pties at any tyme or tymes, before the date of the said obliga^ons so alwayes y^e said Arbitrament, awarde, ord^r, determiⁿacon, and Iudgment, of us the said two Arbitrators, beinge by vs of and apon the p^rmisses, made and put in writinge indented vnder o^r handes and seales, in or before the first daie of the moneth of march next comynge as by the said obliga^ons & Condi^ons in y^e behalf made, more at Large maye apeare. WHEREAPON know ye y^e we y^e said two arbitrators beinge desirous, asmuch as in vs is, to set an vnytye & quietnes betwene the said pties and haveinge examyned the causes and Circumstancy of the said controu^rsies & debat^s with y^e allega^ons and obiections of eyther of y^e said pties towchinge the same do make ordeine, p^rounce & declare this o^r p^rnt award Indented of and apon y^e p^rmisses in manⁿ and forme folowinge y^e ys to saie. FIRST we awarde, ord^r, and iudge, by theis p^rnt^y y^e either of the said pties, shall before y^e xth daye of this instant monethe of ffebruarye, seale, signe, and for & as his deade lawfully deli^u vnto thother of them, a sufficient and lawfull gen^rall releas, acquitaunce and discharge of for and Con^rninge all and all manⁿ of acc^ons, bothe reall & psonall, titles of acc^ons, sut^y, quarrells, reconing^s and demaund^s, frome y^e beginnyng^e of the worlde, vntill the daie of the date of the said obliga^ons. AND also we awarde, and iudge y^e the said Willm^r More, shall before the said tenthe daie of this instant monethe of ffebruary discharge and wthdrawe, all suche, and the same, acc^ons and Sutes, that he or any other for him, in his name or by his appointm^t, have entered or cōmenced or at this p^rnt daye ys dependinge, for any matt^r or cause in any Courte or Court^s of recorde, At the sute of y^e said Willm^r More agaynst the said Henrye Pole. / AND likewise we awarde and iudge y^e the said Henry Pole shall at his p^rper

Costs and chargy before the said tenthe Daie of this Instant monethe of ffebruarye discharge and wthdrawe, or otherwise for eū discontynue all such and the same accōns & suty what soeū y^t he or Niclas ffitzharbert or either of them hath before the date hereof entered or comesed, or ys at this p'sent dependinge for any matter or cause in any Courte or Courty of recorde or ells where at the sute of the said Henry Pole, and Niclas ffitzharbert or either of them agaynst the said Willm More Laurence Bywat^r and Willm Ioyner or any of them. AND ALSO WE awarde & iudge y^t the said Henry Pole shall before the said tenthe daie of this Instant Monethe of ffebruary, seale, and as his dede deliū vnto the said W^m More and his heires, one sufficient and Lawfull dede of conveyance and release of all the mesuagy and teñty w^t y^e appteñcy now or late in y^e seūall tenures or occupacōns of the said wylliam Ioyner, Thoñs Hale Lawrence Bywater and Richard ffrith, or any of them, scituat & beinge wthin y^e p'cincte of y^e late black ffriers als friers p'chers wthin the Citye of London, and of all y^e right, interest, and titell of the said Henry Pole, of and in the said Messuagy, and Teñty wth y^e appteñcy and of eūy of thm wth warrantye onely agaynst hym the same Henry Pole, and his heires. AND WITH^a a coveñt in the same dede to be conteyned for the discharginge or saviage harmelesse of the said Willm More & his heires, and the said messuagy and teñty with thapp'teñcy, aswell of the title of Ioyntuer & dower of Margarette wife of the said Henry Pole, as of all other Incombrauncy, trōbles & titles, hadd, made, done or comitted by the said Henry Pole. AND LIKWIS we awarde and iudge y^t the said willm More shall before the said tenthe daye of this Instant moneth of ffebruary seale and as his dede deliū vnto the said Henry Pole and his heires one like sufficient and Lawfull dede of Conveyaunce, and release of all those messuagy or Teñty with thapp'teñcy wthin y^e p'cinct of the said late black friers now or late in the seūall tenures or occupacyons of Xōfer ffenton Thoñs Austen and Iohn Lewes or of any of them and of all the right interest, and title of the said Willm More

of and in y^e same messuagȝ and Teñtȝ w^t the app'teñncy wth warranty onely agaynst hym the said Willm̄ More and his heires. And wth a Coveñnt or clause in the same dede to be Conteyned for y^e discharginge or savinge harmelesse of the said Henry Pole and his heirs and the said messuagȝ and teñtȝ wth thapp'teñncy of the said Willm̄ More, as of all other Incombrañcs, trōbles & Tytles hadd made done, or Comitted by the said Willm̄ More. And more oū we awarde order and iudge by theis pñty y^t the said Willm̄ More shall before the said tenth daye of this Instant moneth of ffebruary seale and as his deade deliuer To the said Henry Pole and Margarette his wife, one sufficient and lawfull lease by dede Indented of the said Teñt wth thapp'teñncy now in the tenure of the said Lawrañce Bywat^r to endure for the terme of ffiftye yeres next ensuyng the said xth daie of this Instant monethe of ffebruarye (yf the said Henrye & margarett or either of them, do live the said terme of ffiftye yeres,) ffor the yerely rent of twelve pence thereapon to be reszued and paieable to the said Willm̄ More and his heires at the feaste of S^t Michaell tharchangell, onely, yerely duringe the said Lease / And with a clawse of distresse in the same Lease to be Conteyned for nonpayment of the said Rent wthin y^e space of Twentye Dayes next after the said feaste of S^t Michaell thearchangell yerely / And wth a coveñnt in the same Lease to be Conteyned on the ptye of the said Willm̄ More That the said Teñt shall at the tyme of the makinge of the said Lease be, and duringe the said terme Contynew discharged or sufficiently saved harmeles agaynst all psons of and from all form̄ Leasses, and gūntȝ and all other encombrauncȝ whatsoever, hadd, made, done, or suffered by y^e said Willm̄ More (other then one Lease at will, or frome yere to yere determynable, within one yere next after the date hereof made of the said teñt to the said Lawrañce Bywat^r for the yerely Rent of xl^s paieable at fower termes in y^e yere w^{ch} yerely rent yt shall and maye be Lawfull, for the said Henry Pole and Margarette his wife to receyve and take quarterly frome Hensforth as yt shall grow due, w^{out}

Lett or Interruption of the said Willm More his heires or assiȝs. AND WITH one other Covefant in the said Lease to be Conteyned on y^e ptye of the said Henry Pole, & Margarette his wife, for the maineteynyng and kepinge yearly duringe the said Lease, of all and singuler the repacyōns of the said last recyted Teft wth thapp'teñcy, and for leavinge of the same at thend and determynacōn of the said Lease sufficyently repayred. And wth a proviso in y^e said Lease to be conteyned, That yf yt shall hapēn bothe y^e said Henry Pole, and Margarette his wife, to depte out of this transitorye Lif, before y^e expiracōn of y^e said terme of ffyftie yeres, That then wthin Ten daies next after the decease of bothe the said pties the said Lease shall cease, and be fully determyned, voyde & of none effecte. AND ffynally wee award, ord^r & iudge by theis pñts, that yf at any tyme hereafter, there shall happen anie cōtroṽsy, Ambiguytie, question or doubt, to aryse by or betwene the sayd ptyes, for or Towchinge any of the p'misses, by meanes of any Article clawse, worde, or sentence, in this o^r awarde Conteyned, or for wante of sufficyent matt^r, or pfect Lymytacōn or order by vs y^e said arbitrators herein to be directed & Sett downe, That then the said pties, theire heires and executo^rs w^out any attēptinge or psecutinge of Sute in Lawe or other vexacōn or disquietnes either of them agaynst thother, shall in y^e behalf submitt & yelde themselves wholly to the Construction, defynicōn, ord^r, rule & iudgem^t of vs the said two arbitrators or of the survivor of vs in for & conc'nyng eṽy such cawse of Controversye. / Ambiguytie, question or doubt so happenynge for vppon or by reason of any of the p'misses. IN WITNES whereof we y^e said two arbitrators have to eche Counterpaine of this o^r awarde indented put o^r handys & seales yeven the iiijth daie of ffebruary in the xvth yere of y^e Raigne of o^r soṽaigne Ladie Elizabeth by y^e grace of god quene of England ffraunce and Ireland defendo^r of the ffaythe &c. /

TO ALL XPĒN people to whome this pñt writinge shall come or yt shall se here or reade LEONELL DUCKET Aldermā Lorde

Mayor of the Citey of London send gretinge in o^r Lord god eūlastinge FOR AS MVCHE as emongst diū^s others y^e gret and manyfold dedes & workes of pytye & charitye the witnessinge & declaracōn of y^e truthe in all matters of questions ambiguityes & doubty is not to be accompted y^e Leaste but rather as a chefe vertu & meane whereby y^e trothe advmbrat and many tymes suppressed for a season doth rather apeare and is brought forthe into the light & knowledge of men is w^t the chefest to be embraced exalted and comended. I THEREFORE y^e said lorde maior signifie & declare vnto all yo^r honors and worships to whome it shall epteine and to eūy of the same y^t the daies of the date of theis p^rsenty hereund^r written there did apeare and come psonally into y^e Quens Ma^{ty}. courte holden before me y^e said Lorde maior and my bretheren the Aldermen in y^e utter chamb^r of the Guyldhale of the said Citey theis deponent^s herevnder namede w^{ch} upon their owen fre will wthout any manⁿ of coaccōn or constraunt upon their corporall othes vpon y^e holy evangelist of almighty god then and there taken exactly and seūally examynede by o^r comōn clerk of the said Citey by our comaundement and apoyntement vpon certeyne Interrogatories to them minystred senden and deposen as folowethe the w^{ch} Interrogatories and deposicions hereafter worde for worde do ensue. INTERROGATORIES to be mynistred to witnesses to be examyned on the parte and behalf of Willm More Esquior .1. INP^rIMIS whether do yow know the howse or place wherein Willm Ioyner or his assi^gs kepeth now a scole of fenche within the p^rcincte of the late black friers als the friers p^rchers wthin y^e Citey of London and how longe yow have knowen the same .2. ITEM whether do yow knowe a litle howse or Teñt wthin y^e said precincte now in the tenure of Lawrence Bywater haveing Chalises & singinge caky painted in the windowe of the same howse and syled aboue with waynscott and how longe yow have knowen the same. 3. ITEM whether the said howse or place wherin the said willm Ioyner or his assigne doth now kepe the same scole of fenche was alwayes vsed sins this examiā^ts remembrance by the friers

themselves to their owen pper vse for a plor and never lett out or inhabited by any other pson or psons vntill the said howse of friers was dissolved or surrendered. / 4. ITEM whether y^e said litle howse or Teñt wherein the said Lawrence Bywater doth now dwell was not alwayes a Lodginge for a frier y^t was a butler of the said friers or friers p'chers duringe this exa^{ts} Remembrance vntill y^e said howse of friers was dissolued or surrendered as aforesaid and not let out to any pson or inhabited by any pson so longe as the said friers stode. xx^o DIE NOVEMBR .1572. Annoq; xv^{to} Elizabeth Regine. EDWARDE Muschampe of Newington in the Countye of Surrey gent^r aged lix^{en} yeres or therabout; sworne and examynede the daye and yere aboue said on certeine Interd^o to him mynistred on his saide othe deposeth and saithe as folowethe 1. To THE FFIRSTE Interrogatorie he saith he doth verye well know the howse or place wherein Willm Ioyner or his assigne kepeth now a scole of fenche wⁱⁿ y^e p'cincte of the late black friers a^{ls} the friers prechers within the cytie of London and hath knowen the same by the space of ffortye yers for he saith he was brought vp of a childe with one Iohn Clerk a procter of the arches dwellinge in St Gregories pishe at the sowth dore of Powles. To THE seconde Interrogatorie he saithe he knoweth well a litle howse or Teñt wⁱⁿ the said p'cinct now in y^e tenure of Lawrence Bywat^r havinge chalyces & singinge cakes paynted in y^e windowe of y^e same howse and syled about w^t waynscott and hath knowen the same abovte fourtye yeres paste. To THE third Interrogatory he saith the said howse wherein the said willm Ioyner or his assigne doth now kepe the said scole of fenche was alwaies vsed sins this examinaty remembrance by the ffriers them selves to their owen pper vse for a plor where comonly the friers did vse to breke their faste for y^t it stode nere y^e buttery of the said howse and neū lett out or inhabited by any other pson or psons vntill the said howse of friers was dissolued or surrendered that ever this exa^{ts} could pceyve. To THE fourth Interrogatorye this examynat saith y^t y^e said litle howse or Teñt wherein y^e said Lawrence Bywater doth now

dwell was alwaies a lodginge for a frier that was a butler of the said friers or friers prechers duringe this examynaty remembrance and saithe that the said Butler did comonly goe thorow the said litle howse to y^e brew howse w^{ch} stode herd by y^t and this he remembreth to be so vsed vntill the said howse of ffriers was dissolued and surrendered and not let out to any pson or psons or inhabitede by any other pson then for the butlers lodginge whilst y^e said friery stode that ever this exa^t coule pceiue for he saithe the said two romes were so necessary for the daily vse of the friers that they could not Conueniently be spared. **XXIJ^o DIE NOVEMBRIS. 1572. Annoq; xv^{to} Elizabeth Regine** **RICHARD LICHEFELDE** serieant at Mace attendinge on the Lorde Maior of the Citie of London agede threescore and fow^r yeres or thereabouty sworne and examyned the daye & yere aboue said on certeyne Interrogatories to him mynistred on his said othe deposeth & saithe as folowethe. 1. To THE FIRST Interrogatory he saith he doth verye well knowe the howse and place wherein Willm Ioyner now or latelye kept a scole of fenche wthin the p^cincte of the late black friers of London and hath knowen the same aboue xl^{ti} yeres paste w^{ch} rome he saith ys syled aboue w^t waynscott. 2. To THE SECONDE Interrogatorye he saith he well knowethe a litle howse wthin the precincte of the said late friers now in the tenure of Lawrence Biwater havinge Chalices singinge caks paynted in the windowe of the said and syled aboue w^t waynescott and hath also knowen the same aboue xl^{ti} yeres past. 3. To THE THIRDE Interrogatory he sayth that the said howse and place wherein the said Willm Ioyner now or latelye kepte the said scole of fence was alwayes sins this examynaty remembrance vsed and occupied by the friers them selves to their owen prop vse as a plor to dyne and supp in and never lett out or inhabited by eny other pson vntill the said howse of friers was dissolued and surrenderd & saith y^t y^e butterye w^{ch} they comonly vsed stode fast by the said rome and the said plor stode so handsome to the Butterye and y^e kitchyn and brewhowse y^t yt could not w^hout great inconvenience be spared frome the vse of the said friers. 4. To THE

fourthe Interrogatorye he saithe the said litle howse wherein y^e said Lawrence Bywat^r doth now dwell was alwaies duringe his remembrance a lodginge for a frier that was a butler of the said friers vntill the said howse of friers was dissolued as afore-said and not let out to any pson or inhabited by any other pson so longe as the friers stode w^{ch} litle rome this exa^{tt} saith stode so handsome to the buttery plor & brewhowse y^t of all other Romes it was meetest for that purpose and coulede not be sparede frome y^t vse. XXIIJ^o DIE IANUARIJ 1572. Annoq³ xv^{to} Elizabeth Regine THOMAS HALE serieant at armes to the quenes Ma^{tye} and Grome of her highnes Tenty hailes and pavilions aged lxvj yeres or there abouty sworne and examyned the daie and yere abouesaid on y^e behalf of Willm^r More esquio^r on his said othe deposeth and saithe as folowethe. / That in the begynnynge of kinge Edward the vjth tyme the kinge gave to S^r Tho^ms Cardyn knight so moche of the dissolued howse of the black friers in London as was then in y^e kingy hande to geve and saith that y^e said S^r Thomas Cardyn had the vse of the same in the tyme of kinge Henry the viijth by reason of his office beinge maister of the Tenty at w^{ch} tyme one Tho^ms Phillips beinge then Clerke of the tents and sometime his s^zuⁿte dwelt in a litle howse in the p^rcincte of the said friers by the appointem^t of the said S^r Thomas Cardyn in w^{ch} howse at this p^rsente one Bywat^r dwellethe w^{ch} litle howse hath in the glasse windowe chalises and singinge caky payntede and the said Phillyps by the said S^r Thomas Cardyns appoyntem^t had thvse of one other howse in the said friers wherein lately one Ioy^r kept a scole of fenche and then vsed to laye wodde in the same (as a waste rome) for to spende in his howse. More ouer he saithe that about the begynnynge of kinge Edwardes tyme and when the same was geuen vnto the sayd S^r Thomas Cardyn the said Phillips contynued the possessyon of the said Two howses vnder y^e said S^r Tho^ms Carden as he remembreth aboute two yeres after M^r Cardens g^un^{te} and then the said S^r Tho^ms Carden removed the said Phillyps frome the said litle howse into a nother howse in y^e said friers called the

Ankers and after the removeinge of the said Phillips as this exa^{te} remembrethe y^e said M^r Carden placed in y^e said litle howse where Bywat^r dwellethe one M^r Blagraue clerk of y^e tents & saithe he did ne^u here or pceive but y^e said ij howses were to the said S^r Thomas Cardyn to dispose at his pleasure at all tymes aft^r y^e king^s gūnte to him and saith y^t duringe all his tyme S^r Thomas Cheyney nor any for him had nothings to do in the said two howses that ever he did pceyve and yet he saithe He knew the same ij howses aboue xxx^{ti} yeres past. In faith and Testymony whereof I y^e said Lord Maior the comon seale of myne office of maiorallitye of the said at the desier of the said Willm^o More esquier to theis pnt^y have cawsed to be put Writton at the said Cytye of London the xxviiith daye of Ianuarye in the xvth yere of the Raigne of o^r so^uaigne Ladye Elizabeth by the grace of god Quene of England ffrance and Ireland Defendor of the faithe &c. /

Stapiltⁿ

TO ALL XPEN PEOPLE to whome this pnt^y writinge shall come or yt shall see here or reade WYLLM^o ALLEYN knight, Lorde Mayor of the Cytye of London send gretinge in o^r Lorde god everlastinge / ffor asmuche as amongst diuers others the gret and manyfolde dedes and workes of pytye and Charytie the witnessinge & declaracōn of the truth in all matters of Questions Ambiguyties and doubt^y ys not to be acompted the leaste but rather as a Cheyf vertu and meane Whereby the trouthe adumbrate and many tymes suppressed for a season doth rather apeare and ys brought forth into the Light and knowledge of men ys with the Chefeste to be embraced exalted and comended I THEREFORE the said Lorde Mayor sygnifye and declare unto all yo^r honors and worships to whome yt shall a^pteyne and to every of the same that the daies of the date of theis pnt^y herevnder writton there did apere and com^o psonally into the Quenes ma^{ty} courte holden before me the said Lorde Maio^r and my brethern the Aldermen in the vtter Chamber of the Guyldhall of the said Citye theis

deponents herevndr named whoe upon their owen ffrewil without anie man of coaccōn or Constraynt vppon their Corporall othes upon the Holy Evangelie of almightye gode then and ther taken Exactly and seūally examyned by o^r comon clerk of the said Citey by o^r comaundement and apoyntment on c'teyne Interrogatories which Interrogatories together w^t their seūall deposiciōns hereafter ensue worde for worde as foloweth. INTERROGATORIES to be minystred to witnesses on the behalf of Willm More esquier 1. INPRIMIS whether do yo^w know Willm More esquire and Henry Pole esquire and whether did yo^w ever knowe S^r Thoms Cheney knight Iasper ffilole Thoms fferreby and Willm Lyllegrave and how longe have yo^w knowen them or any of them / 2 ITEM whether do yo^w know the litle howse wherein Larence Bywat^r dwelleth w^hin the p[']cinct of the black ffriers in London w^{ch} howse hath in y^e glasse windowe Challeses and singinge Cakj paynted and ys syeled above with waynscott and how longe have yo^w knowen the same. 3 ITEM whether was not the said litle howse a lodginge vsed for the vse of some one of the ffriers and neū lett out to any parson duringe the tyme that the ffriers stode. 4. ITEM whether do yow knowe the howse wherin Ioyner kepeth now a fense scole w^hin the p[']cincte of the said ffriers wherevnto Ioyneeth an old buttery of the ffriers and how longe have yow knowen the same 5 ITEM whether the said howse wherin the said scole of ffence ys kept was not alwaies vsed duringe the tyme of ffriers by the ffriers them selves to their owen pper vse and never lett out to any Tenante duringe the said tyme. 6. ITEM whether the said Iasper ffilole Thomas fferreby Wyllm Lyllegrave or S^r Thomas Cheney did ever holde or occupye the said litill howse or the howse wherin the scole of ffence ys kept as aforesaid before the dissolucōn of the ffriers. 7. ITEM whether they or any of them did ever holde or occupye the said litle howse or scole of ffence sins the said howse of ffriers was dyssolued to yo^r knowledge. NONO DIE MAIJ 1572 Annoq^{xiii}j^o Elizabeth Regine MARGARET HARBOTTELL wyf of X^op^{er} Harbottell Citezen & Haberdasher of London aged lxxvij

yeres or there abouty sworn and examyned the daye and yere above said on the behalf of Wyllm More esquire vpon her said othe deposeth and sayth as foloweth, 1. To THE FFIRST Interrogatorye she sayth y^t she knoweth Wyllm More esquire and Henry Pole esquire and hath knowen theim of longe tyme and that she did well knowe S^r Thoñs Cheney knight Iasper ffylle and Wyllm Lyllegrave and hath knowen theim ffortye yeres past & more, but she sayth she doth not well rememb^r Thoñs fferreby in the said Interrogatory named. 2. To THE SECONDE Interrogatorie she sayth she knoweth a lytle howse wherin Laurence Bywater dwelleth w^hin the p^cincte of the black ffriers w^{ch} howse hath in y^e glasse wyndowe challicy and singinge cakes paynted and ys syeled above wth waynscott but she sayth she hath knowen that lytle rome but a smale tyme but the romes next the same litle rome she hath knowen theis ffortye yeres. 3. To THE THIRDE Interrogatorye she sayth she cannot depose. 4. To THE FFOWRTH Interrogatorye she sayth she hath sēn of late a gret rome paved in the p^cynct of the said ffriers wherevnto loyneth an olde buttery of the ffriers. 5. To THE FYFTE Interrogatorie she Cannot depose. 6. 7. To THE SYXTH & seventhc Interrogatories she sayeth that as she hath before sayde she did well know Iasper ffylle Wyllm Lylgrave and S^r Thoñs Cheyney but she sayth that she did never know or vnderstande that they or any of theim did holde or occupy the said lytle howse nor the said grete Rome paved adioyng to the ffriers Buttry in the tymes of y^e ffriers or any tyme sins nether doth she well remember to what vse the same were pvt. DIE ET ANNO PREDICT. ALICE AYLANDE wyf of Iohn Aylande Citezen and Cutler of London aged lviij yeres or thereabouty sworne & examyned the daic and yere above writton on the behalf of Wyllm More esquie^r on her said othe deposeth and sayth as foloweth that she did well knowe Sir Thoñs Cheney knight and one M^r wyllm Lyllegrave and hath knowen them when she was about xvij yeres olde and she knoweth that S^r Thomas Cheney dwelt in a fayre howse in ye p^cincte of the friers in a garden and the said M^r Lyllgrave dwelt in the said ffriers

and kept howse there / Also she sayth that of late she hath sene a gret rome paved in the said ffryers where a scole of ffence ys kept as ys saide and she well remembreth that the said M^r Lyllgrave never dwelt in the saide howse now called the fence scole nether in the howse wherein one Bywat^r dwelleth in the said ffriers nether doth she know that S^r Thomas Cheney or M^r Lyllgrave ever hade or occupied any other howses in the said ffriers but the two howses where they seually dwelt and kept their howses. DVODECIMO DIE MAIJ. 1572. Annoq^{uo} decimo-quarto Elizabeth Regine / IULIAN WHITLOCK wydow dwellinge in the white ffriers of London aged xlvij yeres or ther abouty sworne and ex^d the daye and yere abovesaide on c^teyne Interrogatories to her mynistred on the behalf of Wyllm More esquo^r on her saide othe deposeth and sayth as foloweth. 1. To THE FFIRST Interrogatorie she saith she knoweth Wyllm More esquo^r in the said Interrogatorie named but she knoweth not y^e said Henrye Pole esquo^r in the said Interrogatorie mencioned. 2. To THE SECOND Interrogatorie she sayth she knoweth well the litle howse wherein Lawrence Bywater dwellethe wthin the p^cinct of the black ffriers w^{ch} howse hath in the glasse wyndowe Challicy and singinge caky paynted and ys syeled above wth waynscot & hath knowen the same theis fortye yeres past for that she was borne wthin the p^cincte of the said black ffriers. 3. To THE THIRDE Interrogatorie she sayeth that the sayd lytle howse was in the tyme of the ffriers a lodginge for one of the friers and she remembreth y^t a frier beinge a butler of the same howse did lodge in the same litle howse, and further sayth that the same litle howse was never lett out to any pson duringe the tyme of the said ffriers. 4. To THE fourth Interrogatorie she sayth that she well knoweth the howse wherin Ioyner now kepeth a fence scole wthin the p^cinte of the said ffriers whervnto Ioyne^th an olde Buttrye of the ffriers and hath knowen the same by the space of ffortye yeres last past. 5. To THE FYFTE Interrogatorie she sayth that the howse wherein the said scole of ffence ys kept was alwaies vsed duringe the tyme of the ffriers and duringe the

tyme of her remembrance by the ffriers them selves to their owen pper vse and never lett out to any teñt syns she Coulede rememb^r and duringe the tyme of the said ffriers. 6. To THE syxth Interrogatorie she sayeth that Iasper fylle Thomas fferebye Wyllm Lyllgrave nor S^r Thomas Cheney nor any of them did ever hold or occupye y^e said lytle howse in the tenure nowe of the said Bywat^r or the howse wherein the scole of ffence ys kept before the dissolucōn of the sayde ffryers and sins the tyme of her remembrance. 7. To THE sevēth Interrogatorie she sayth that the said Iasper ffylle Thomās fferebye Wyllm Lyllgrave nor sir Thomās Cheney nor any of them did holde or occupye the said lytle howse or the howse where the scole of ffence ys kept sins the said howse of ffriers was dyssolved to her knowledge. xij^o DIE MAIJ 1572. Anno^q Elizabeth Regine quartodecimo. ELIZABETH BAXTER wydow dwellinge wthin the white ffriers of London ageed lxx yeres or there abouty sworne and examyned the daye and yere above said on c'teyne Interrogatory to her mynistred on the behalf of Wyllm More esquio^r on her saide othe deposeth and saith as foloweth. 1. To THE first Interrogatorie she sayth she knoweth Wylliam More in the said Interrogatorye namede but she sayth she knoweth not Henry Pole in the said Interrogatorie named. 2. To THE SECONDE Interrogatorye she sayth she knoweth a liſle howse wherin Lawrence Bywat^r dwelleth wthin the p'cincte of the black friers w^{ch} howse hath in the glasse wyndowe Challicy and singinge cakes payntede and ys sieled above wth waynscote and hath knowen the same sins the suppression of y^e said howse of black friers and iij^{or} or five yeres before for that her husbond Richard Baxter was porter of the howse of the said black ffryers there in the tyme of the said ffriers. 3. To THE THIRDE Interrogatorie she sayth she cannot depose. 4. To THE fourth Interrogatorye she sayth she knoweth the howse wherein Ioyner kepeth now a ffence scole wthin the precincte of the said Black ffriers wherevnto ioyneth an old buttrye of the said ffriers and hath knowen the same syns her said Husbonde was fryst porter of the said black friers. 5. To THE FFYFTE Interrogatory she

sayth that the sayd howse wherin y^e said scole of ffence ys kept was alwayes vsed duringe the tyme y^t she was in y^e said howse of the ffriers w^{ch} was vntill a yere before the suppression of y^e howse by the friers them selves to their owen pper vse & never lett in her tyme to any teñt or occupied by any other then the said ffriers them selves. 6. To THE syxth Interrogatorye she sayth that Iasper ffylle Thomas fferreby Wyllm Lyllegrave nor Sir Thoñs Cheyney nor any of them did ever holde or occupye the said litle howse wherin the said Bywat^r dwelleth or y^e howse wherein y^e scole of ffence ys kept before the dissolucō of the ffryers duringe the tyme of her beinge in the said ffriers w^{ch} was fflow^r or fyve yeres before the dyssolucō of the sayde howse. 7. To THE seventhe Interrogatorye she sayth that the said Iasper ffylle Thomas fferreby Wyllm Lyllegrave nor S^r Thomas Cheyney nor any of them did ever holde or occupye the said litle howse or y^e howse where y^e scole of ffence ys sins the said howse of ffryers was dyssolved to her knowledge. DUODECIMO DIE MAIJ 1572. Annoq; xiiij^{to} Elizabeth Regine LARENCE BYWATER yomā dwellinge wthin y^e Black ffriers aged xlvj yeres or there abouts sworne and examyned the daye and yere above said on c'teyne Interrogatory to him mynistred on the behalf of Wyllm More esquio^r vpon his said othe deposeth and sayth as folowethe. 1. To THE FIRST Interrogatorye he sayth he knoweth Wyllm More esquire and Henry Poole esquire in the said Interrogatorye named. 2. To THE seconde Interrogatorie he sayth he hath knowen the said howse wherein he this exa^{tt} dwelleth w^{ch} hath Challicy and singinge cakes paynted in the wyndow of the same beinge the howse mencōnede in the said Interrogatorie xv^{en} yeres last past and hath dwelt therein xij yeres and yt planely apearthe that the said howse hath ben covered wth Leade. 3. To THE THIRDE Interrogatorye he sayth he cannot saye any thinge of his owen knowledge but he saith he hath herde one wydowe Churchegate mother of this deponenty wyf whoe dwelled in the said ffryers (in the tyme of the said ffryers) dyvers tymes saie that the said litle howse was a lodinge for one of the ffriers who was butler of the same

howse and that she hath hade ale frome the buttery of the said howse throughe the said litle howse. 4. To THE FFOVRTH Interrogatorye he sayth he knoweth the howse wherein Ioyner kepeth now a fence scole wthin the p^cincte of the said ffriers wherevnto loyneth an olde butterye of the friers and hath knowen the same by y^e space of ffyftene yeres laste paste. 5. To THE FYFTE Interrogatorie he sayth he knoweth nothinge of his owen knowledge but he saith that by the standinge of the same yt is very like that the same must needy be occupied by the friers them selves in their tyme to there owen vse and he remembreth that one woodman did holde the said howse where the said scole of ffence ys kept and an other howse ther by of S^r Thomas Carden / and in theother rome kept an ordynary table and had his waye to the same through the said howse where the said scole of fence ys kept. 6. 7. To THE SYXTH AND SEVENTH Interrogatories he sayth he Cannot depose. VICESIMO TERTIO DIE Iunii 1572. Annoq^{ue} Elizabeth Regine xiiij^{to} HENRY IONES one of y^e Quenes Ma^{ties} Sergeanty at armes aged Lxxvj^{ten} yeres or there abouty sworn and examyned the daye and yere aboue writton on his said othe deposeth and saithe as foloweth that he doth now know a howse wherin one Ioyner kepeth a ffence scole wthin the p^cinct of the black ffriers in London and also knoweth one othe^r litle hovse in the same friers syelled above wth waynscott and hath in the glasse wyndow certen Challicy & singinge cakes paynted / Also he sayth he dyd very well knowe S^r Tho^{mas} Cheyney knight Iasper ffylole Tho^{mas} ffereby and Wyllm Lyllegrave and did know them amost fyfte yeres syns. Also he sayth that the said S^r Tho^{mas} Cheyney Iasper ffylole Thomas ffereby nor Wyllm Lyllegrave dyd not at any tyme to his remembrance or knoledge holde or occupye the said Rome wherein the said scole of ffence ys kept, or the said howse syeled and paynted in the wyndow wth Challicy & singinge cakes before the said ffriers dyssolved or any tyme after yet he saythe he doth know and well remember that the said S^r Thomas Cheney M^r fferreby and M^r Lyllegrave hade Lodgingy in the same ffriers above ffortye paste yeres and

remembreth where there se^uall Lodgings were VICESIMO SEXTO DIE IUNIJ 1572. Annoq³ xiiij^{to} Elizabeth Regine. SIR IOHN PORTINAR^y knight aged lxiiij^{or} yers or thereabout^y sworn and examyned the daie and yere above writton on his said oth depose & sayth as folowth that he very well knoweth one howse wthin the p[']cinct of the late black friers of London wherein one Ioyner now or latly kept a scole of fence and hath knowen the same ever sins the said howse of friers came to the king^y hand^y and further saith that in the begyn[']nge of Kinge Edwardes tyme S^r Thomas Carden knight entered into the same howse in the name of all y^t w^{ch} y^e kinge had gyven him wthin the said ffriers and made his lodginge there and about that tyme did invite this examynat and his wyf to supper there together wth divers other gentlemen and they all supped together wth the said S^r Thomas Carden in the same rome wher the said scole of fence ys now kept and did there see A pley and ffurther he sayth that when the said howse of blackfriars was dyssolved and came to the King^y hand^y by order from the Kinge the keyes of the said howse were deli[']vd to this ex^{tt} to kepe who had a fee for the kepinge of the said howse of ffriers and whilst he kept the same, the said Rome now a ffence scole was not put to any vse nether any bodye then dwelt in the same frome the tyme of the delyvery of the said keyes to him vntill the tyme that he was at supper wth the said S^r Tho[']ms Carden there as before he hath said and more in effect he Cannot depose / XXVIJ^{mo} DIE IUNIJ 1572. Annoq³ xiiij^{to} Elizabeth Regine THO[']MS BLAGRAVE of west bedwyn in the County of wiltes[']h esquo^r aged L yeres or there about^y sworn and ex^d the daie and yere above writton on his said othe deposeth and saith as foloweth y^t he knoweth one howse in the p[']cynct of the late black friers of London wherein one Ioyner now or lately kept a scole of fence and hath knowen the same sins the xxxviijth yere of Kinge Henry the eyght and saith that at that tyme he was sj[']nt to S^r Tho[']ms Carden knight who then was mayster of the revells and of the tent^y to Kinge Henry the eyght and that the said S^r Thomas then had the whole vse of the said howse now the scole of ffence and y^t he this examynat and others then sju[']nt to the

said Sr Thoñs Carden Hath dyvers tymes layen in the same howse / And further sayth he doth knowe one other howse wherin one Laurance Bywater now dwelleth and hath knowen the same sins the begynnye of kinge Edwardy tyme And that he did knowe one Thoñs Phillips sometye dwell in the same who was then clerke of the tenty and revells and sayth that afterward the said Phillips was removed by the said Sr Thoñs Carden from the said howse to a place called the ankeryge in the said ffriers to have that by reason of his said office and afterward the said Sr Thoñs Carden dyd lett to him this deponent the said howse wherein the sayd Bywater now dwelleth and y^e same beinge to litle for hym and hys wyf this examynat dyde take of one pson wythers servant to Sr Thomas Cheyney knight one Chamber adioyninge to the same howse w^{ch} chamb^r was the said Sr Thoñs Cheneys And helde the sayde Chamber of the sayde Sr Thoñs Cheney for yeres And also helde y^e sayd howse of the sayd Sr Thoñs Carden at will and at the Death of y^e said Sr Thomas Cheyney the said Chamber was taken frome this examynat / whoe afterward toke the same of Henry Pole esquier and for the howse remayned tenant to the said Sr Thomas Carden and after as teñnt to the said Sr Thomas Cardens wyf. And after as Teñnt to Wyllm More esquire and sayth the said Chamber ys now in the possession of the said Henry Pole esquier or his assig^y as he Thincketh. Also he sayth that to his nowe remembrance he dyd never know any tenty lyinge in the said howse where the said Bywater now dwelleth also this deponent sayth that he hathe herde that y^e said howse in tymes past was covered wth leadd and verelye thincketh yt was so. And more in effect he Cannot depose. In FFAYTH and testimony wherof I the said Lorde Maior the comon seale of myne office of maioralitye of the said Cytye at the desyre of the said Wyllm More esquire to theis pñty have cawsed to be put WRITTON at the said Cytye of London the xjth daye of October 1572 and in the fourthtenth yere of the Raige of o^r souaigine Ladye Elizabeth by the grace of god of England ffraunce and Irelande Quene Defendor of the fayth &c.

XI

[*Loseley MS.*, No. 332 (51). Draft of a lease, dated 1564, describing the tenement which, according to the award, Sir William More was to demise to Henry Poole for the sum of twelve pence *per annum* (cf. p. 39, ll. 8-20). This house was afterwards bought by James Burbadge's sons (cf. No. XIV).]

This Indenture made the xth of Decem̃br in the vijth yere of the reigne of o^r souereigne Lady Elizabeth by the grace of god quene of England ffrance and Ireland Defendor of the faith etc. Betwene willm̃ more of Losley in the Countie of S. esquier of thone p^{te}ie and Laurence Bywater and Anne his wief of the blackfriars in the suburbes of london in the Countie of midd on thother p^{te}ie / Witnesseth that the said willm̃ more for and in consideracion of repacions heretofore don at thonly costy and charges of the said laurence hath demysed graunted and to farme hath lett and by these p^{nt}y for hym his heires executours administratours and assignes doothe demyse graunt and to farme lett vnto thaboue named Laurence Bywater and Anne his wief their executours and assignes All that his messuage or tenement scituate lyng and beinge wⁱⁿ the precinct of the late dissolued blackfriars aforeseid now in the tenure and occupacion of the said Laurence w^t all chambers Cellers sollardes entrie yarde or backside doore & doores locky and keys glasse and glaswindowes easementy w^t all other comodities and proffitty whatsoever to the said messuage belonginge in as ample and large mano^r as the said Laurence hath or had heretofore before the makinge of these p^{nt}y. That is to say A longe entrie comynge in ouer the yard bourded and railed. A hall A kitchen A chamber ouer the hall w^t a chymney another littell rome vnder the hall w^t a chymney and privie A yard or backside. A great vaute or Celler To haue and to hold the said messuage or tenement w^t all and singler their app^tincy as aforeseid vnto the said Laurence Bywater and Anne his wief their executours and assignes ffrom the ffeast of S^t michael tharkeaugell last past vnto thend and

terme of then next and ymmeadiatlle following fully to be complete and ended Yeldinge and payinge therfore yerely vnto the said willm moore his executours and assignes xl s of lawfull money of Englund at the ffeast of thannuncañon of o^r lady and St michaell the Archaungell by euen porcõs And the said laurence Bywater and Anne his wief their executours and assignes at their owne proper costy and chargy at all and euery tyme and tymes as often as nede shall require all and singler the premysses shall sufficientlie repaire susteine supporte clense stower and maynteyne duringe the said terme And the same in all and euery pte so sufficientlie repaired clensed and stowred as aforeseid at thend of the said terme shall yeld vp / Greate tymber at thonly costy and charge of the lorde Prouyded alwaies that yf it shall fortune the said rent to be behinde vnpayd in pte or in all by [the] space of xl daies next after eny of the said ffeasty in w^{ch} it ought to be paid That then this pñt dimise and lease to be voyde and of none effect eny thinge in these pñty to the contrary in eny wise notw[]stondinge In witnes wherof etc /

[endorsed]: Bywater blakfryers

XII

[*Loseley MS.*, No. 1396, f. 134^r. Lease to Rocho Bonetti (1584-5) enumerating the same rooms as the preceding lease, plus a small room of Sir William More's demise.]

Rocho Bonetie THIS INDENTURE MADE the twentyeth daye of Marche in the xxvijth yeare of the raigne of o^r so^uaigne Ladye Ellizabeth by the grace of god Quene of England ffrance, and Ireland defendor of the faithe &c. Betwene S^r willm More of Losely in the Countie of Sur^e knighte of thone pte, And Rocho Bonetti of the Blackfryers London gent on thother ptye WITNESSETH that the sayd S^r willm More for diu^{se} good causes & Consideracõs him spetiallie

movinge hath demysed gūnted and to ferme letten & by theis
 pntys doth demise gūnte & to ferme lett and sett vnto the said
 Rocho Bonetti all that his messuage or teñte conteyninge thes
 pticuler roomes hereafter exp'ssed & mencōned as the same are
 lately demysed by one Margrett Poole widdowe (viz.) A hawle,
 a Chamber aboue the hawle a lytle roome vnder the said hawle,
 a yarde a litle Chamber or vaulte wthin the said yarde, a Celler
 adioyninge to the said yarde vnder the fenschole vnder the
 Southend of the same beinge the tenem^{te} nowe in the tenure
 of the said Rocho Bonetti.) An Entrye, a kitchin adioyninge
 to the said hawle & a smale rowne wthin the said kytchin.
 All w^{ch} Chambers & rowmes of the demise of the said Margrett
 Poole doe conteyne in length from north to south twentie foote
 and eight inches, and foure foote & a half by the p'sent demise
 of the said S^r willm More: And from Easte to weste in
 breadeth twentie foote & a halfe of the demise of the said
 Margret Poole and twoe foot over & beside by this pñte
 Indenture of the demise of the said S^r willm More. All w^{ch}
 six foote & a halfe in lengthe and breadth of the demise of the
 said S^r willm More and nowe taken in and adioyned as pte and
 belonginge to the aforesaid messuage or teñte doe belonge to
 the tenement late in the tenure of Iohn Lyllie gentleman &
 nowe in the tenure of the said Rocho Bonetti conteyninge
 betwene the yarde of S^r willm More on the North to the lane
 leadinge to the howse of S^r George Carewe Knight on the
 south xxxij foote And betwene the Tenem^{te} of Margrett Poole
 on the south and weste and the tenem^{te} & yarde of the said
 S^r willm More in the tenure of the said Rocho Bonetti xxxix
 foote & viij inches wth all Chambers, Celler, Sollers, Rowmes,
 entries, lighty, vaulte, easementy, Buildingy and Comodityes wth
 all & singuler ther seŵall app^rtñcy thearunto belonginge or in
 any wise appteyninge scytuat, lyinge & beinge in the pñshe
 of S^t Anne wthin the p'cincte of the Blackfryers aforesaid late in
 the tenure of the said Margrett Poole and her assiğy and nowe
 in the tenure and occupacōn of the said Rocho Bonetti By the
 demise of the said Margrett Poole. All w^{ch} p'misses (except

the foresaid six foote & a halfe) the said Margrett Poole nowe houldeth for and duringe the tearme of her naturall life. And after her deceasse to discende & come to the said S^r willm More his heyres and assiſſys. To HAVE, houlde, occupye and enioye the said messuage or tenem^{te} wth ther seſſall app^tincys to the said Rocho Bonnetti his executo^{rs} administrato^{rs} and assiſſys from & after the deceasse of the said Margrett Poole and from & after the full expyracōn and determinacōn of the estate for tearme of life w^{ch} she nowe hath as yet vndetermined of & in the said messuage and tenem^{te} & other the p^rmisses before demysed vnto the full end & tearme of tenne yeares from thence next & imedyatly ensuinge & fully to be Compleat and ended. YEALDINGE and payinge therfore eūye yeare and yearlie from & after the decease of the said Margrett Poole vnto the said S^r willm More his heyres executo^{rs} or assiſſys the full some of six poundys of lawfull money of England at foure feasty or tearmes in the yeare (viz) at the feasty of S^t Mychell tharke-angle The byrthe of o^r lord god The Anūtyacōn of o^r Ladye, S^t Mary the virgin, and the nativite of S^t Iohn Baptiste, the firste payment therof to be payde at or before the firste feaste of the aforesaid foure feasty w^{ch} shall next happen to be after the decease of the said Margrett Poole and so consequentlie from feaste to feaste quarterlie by even and equall porcōns duringe the tearme aforesaid. And yf yt happen the sayd yearlie rente of Six poundes to be behinde vnpayde in pte or in all by the space of fiftene dayes next after anie of the sayd feasty of payment at w^{ch} yt ought to be payde beinge lawfullie demaunded That then yt shalbe lawfull to the said S^r willm More his heyres and assiſſys into the said messuage or tenem^{te} and other the p^rmisses wth ther app^tincys and eūie pte or pcell therof to enter and distrayne and the distresses thear so taken lawfullie to beare, leade, drive and carye awaye & the same to wth hould & kepe vntill he and they of the said yearlye rente & eūye pcell therof wth the arreragis of the same yf anie be due vnto them be fully contented satisfied and payde. AND further yf yt shall happen the said yearlie rent of Six

pounds to be behinde vnpaide in pte or in all over or after anie feaste of payment therof as aforesaid in w^{ch} yt ought to be paide beinge lawfullie demaunded by the space of eighte and twentye dayes That then yt shalbe lawfull for the said Sr willm More his heyres and assiȝy into all the aforesaid messuage & other the p'misses wth thapp'tēncy whollie to reenter & the same to haue againe, enioye, retayne and repossede as in his or ther form^e estate: And the said Rocho Bonetti his executors and assiȝy out & from the possession therof vtterlye to expell putt oute and amove this Indenture or anie thinge therein conteyned to the Contrarie in anie wise not wth standinge. AND the said Rocho Bonetti for him his executo^{rs} administrato^{rs} or assiȝy Covñteth p̄miseth and gūnteth to and with the said Sr willm More his heyres executo^{rs} and assiȝy by thes p̄ntys that he the said Rocho Bonetti his executo^{rs} administrato^{rs} and assiȝy at his and ther owne p̄p costy and chargis all the said teñte and messuage & all other the p'misses wth ther app'tēncy aboue demised in and by all mann^e of repacōns whatsoeū together with the pavements seages and wydraughty to the same teñte belonginge shall repayre or cawse to be repayred made paved susteyned clensted scowred & amended duringe the said tearme of tenne yeares and at thende of the said tearme shall leave and yealde vpp all and singuler the p'misses well and sufficientlie repayred susteyned and amended in and by all thingy whatsoeū vnto the said Sr willm More his heyres executo^{rs} and assiȝy. And alsoe at his and ther like costy and Chargis shall beare and paye all and all manor of duties & Chargis due incidente and appteyninge to the Church, Skavinger, watche and warde wthin the p'cincte aforesaid w^{ch} heretofore have bene vsed and accvstomed to be payde out of the said messuage and other the p'misses at all tymes duringe the tearme aforesaid. / AND the said Rocho Bonetti Covñteth p̄miseth and gūnteth to & wth the said Sr willm More his heyres & executors that yf the said Rocho Bonetti his executo^{rs} or assiȝy doe at anie tyme hereafter duringe the tearme aforesaid bargain or sell his or there estate

of & in the p'misses or anie pte or pcell therof, That then the said S^r willm More his heyres or executo^{rs} shall & may have the foresakinge & refuseinge of the said demysed p'misses before anie other pson or psons whatsoever givinge & payinge for the same asmuch as any other shall or will give wthout fraude Covin or delaye PROVIDED alwayes and yt is further Covñted & excepted by the said S^r willm More his heyres executo^{rs} and administrato^{rs} by theis pñty that the said Rocho Bonetti his executo^{rs} administrato^{rs} and assiğy nor anye of them shall not at anie tyme hereafter vse or kepe or cause to be vsed & kepte anie manñ victuallinge howse or typlinge hovse in and vpon the said tenē^{te} and messuage and all other the p'mysse above demysed nor vpon anie pte or pcell therof duringe the terme aforesaid wthout the privyete Consente & goodwill of the said S^r willm More his heyres or executo^{rs} therin firste had gūnted & obteyned in wrytyng vnder his or ther hande and seale AND the said S^r willm More for him his heyres executo^{rs} administrato^{rs} and assiğy Coveñteth p'miseth and gūnteth to and with the said Rocho Bonetti his executo^{rs} administrato^{rs} and assiğy by theis p'senty That he the said Rocho Bonetti his executo^{rs}, administrato^{rs} and assiğy for the said yerly rente of six poundes of lawfull money of England to be payde in such manñ & forme, as in & by theis p'sente Indentures is lymited and exp'ssed and vnder and pforminge all and singuler the Coveñty, gūnty, articles, Condiçōs & agreem^{ts} aboue mencōned & exp'ssed w^{ch} on the pte and behalfe of the said Rocho Bonetti his executo^{rs} administrato^{rs} & assiğy are or ought to be obsꝝved p'formed fullfilled and kepte in manor and forme aforesaid shall & may peaceablye and quietlye have, hovld, occupye and enioye thaforesaid messuage or teneñt and all other the p'misses wth ther app'tefincy aboue by theis p'senty demysed named and recyted wthout anie manñ lett, trōble interrupcōn eviccōn vexacōn or disturbance of or by the said S^r willm More his heyres executo^{rs} administrato^{rs} or assiğy or of anie other pson or psons whatsoeū clayminge by thorowe or vnder his or ther estate righte tytle or interesse duringe the

foresaid tearme of Tenne yeares mencōned and exp'ssed in and by theis p'senty in manñ & forme aforesaid. / IN WITNES wherof the pties aforesaid to this p'sent indenture interchaungeable haue putte ther handes and seales the daie and yeare firste aboue wrytton.

XIII

[*Loseley MS.*, No. 348. Sale of Blackfriars property to James Burbadge (1595-6). This deed was published long ago by Halliwell Phillipps, but from the enrolment in the Record Office. The present copy of the deed is the original counterpart of the indenture, and bears James Burbadge's signature and seal. A comparison with the preceding documents will show that James Burbadge bought the old 'frater', the 'Duchy Chamber', the parlour and hall under the 'frater', with cellars underneath, and certain rooms and lofts which stood partly over the 'Duchy Chamber' and partly over the entry to the old 'frater'.]

THIS INDENTURE MADE THE ffowrth daye of ffebruary in the Eight and Thirtieth yere of the Raigne of oʀ Soʋaigne Ladie Elizabeth by the grace of god Quene of England ffraunce and Ireland defendoʀ of the faithe &c. Betwene Sʀ William More of Loseley in the County of Surrey knight of thone ptie / And Iames Burbage of Hollowell in the County of Middʀ Gentleman of thother ptie WITNESSETH that the saide Sʀ William More for and in consideracon of the some of Sixe Hundreth Poundes of Lawfull money of England to him by the saide Iames Burbage att and before thensealinge of theis pñty truelie paid Whereof and wherwth he the saide Sʀ William More doth acknowledge and confesse himselfe fullie satisfied and paid / And thereof and of eūy pte thereof doth clerelie acquite and dischardge the saide Iames Burbage his heires executoʀs and Admñstratoʀs and eūy of them by theis pñty. Hath Bargayned solde aliened enfeoffed and confirmed And by theis pñty doth fullie and clerelie Bargayne sell alien enfeoffe and confirme to the saide Iames Burbage his heires and assignes forever / All those Seaven greate vpper Romes as they are nowe devided being all vpon one flower and sometyme beinge one greate and entire rome wth

the rouse over the same coued wth Leade, Together also wth all the leade that doth Cover the same seaven greate vpp romes, And also all the stone staires leadinge vpp vnto the Leades or rouse over the saide seaven greate vpp romes oute of the saide seaven greate vpp Romes, And also all the greate stone wallj and other wallj w^{ch} do enclose devide and belonge to the same seaven greate vpp romes And also all that greate paire of wyndinge staires wth the staire case therevnto belonginge w^{ch} leadeth vpp vnto the same seaven greate vpper Romes oute of the greate yarde there w^{ch} doth lye next vnto the Pipe office, w^{ch} saide seaven greate vpper romes were late in the tenure or occupacōn of William de Lawne Docto^r of Phisicke or of his assignes, and are scituate lyenge and beinge wthin the Prescincte of the late Blacke fryers Preachers nere Ludgate in London, Together also wth all the waynescott glasse dores Lockes Keyes and boltes to the same Seaven greate vpper Romes and other the p'mysse by theis pntj Bargayned and solde incident or appteyninge or beinge fixed or fastened therevnto, Together also wth the easiament and comoditie of a Vaulte beinge vnder some pte of the saide seaven greate vpper Romes or vnder the Entry or voide rome Lyenge betwene those Seaven greate vpp Romes and the saide Pipe office by a stoole and Tonnell to be made into the same Vaulte in & oute of the greate stone wall in the ynnere side thereof nexte and adioyninge to the saide Entry or voide rome beinge towardj the South, And also all those romes and Lodgingj wth the Kitchen therevnto adioyninge called the Midle Romes or Midle stories late beinge in the tenure or occupacōn of Rocco Bonnetto and nowe beinge in the tenure or occupacōn of Thomas Bruskett Gentleman or of his Assignes conteyninge in length ffiftie and two foote of assize more or lesse and in Bredith Thirty and Seaven foote of assize more or lesse Lyenge and beinge directly vnder pte of those of the saide Seaven greate vpper Romes w^{ch} lye Westwardj w^{ch} saide Midle romes or midle stories do extende in length Southwardj to a pte of the house of S^r George Cary knight, And also all the stone wallj and other wallj w^{ch} do

enclose devide & belonge to the same Midle Romes or Midle stories together also wth the dore and entry w^{ch} do lye nexte vnto the gate enteringe into the house of the saide Sr George Cary and vsed to and from the saide Midle romes or midle storyes oute of a Lane or waye leadinge vnto the house of y^e said Sr George Cary, wth free waye ingres egres and regres into and from the saide Midle romes or midle stories in by and thorough the wayes nowe vsed to the saide house of the saide Sr George Cary, And also all those two Vaulty or Cellers late beinge in thoccupacōn of the saide Rocco Bonnetto Lyeng vnder pte of the saide Midle romes or Midle stories att the North ende thereof as they are nowe devided and are nowe in the tenure or occupacōn of the saide Thomas Bruskett and of Iohn ffavor and are adioyninge to the two little yardy nowe in thoccupacōns of Peter Iohnson and of the saide Iohn ffavor / Together also wth the staires leading into the same Vaulty or Cellers oute of the forsaide Kitchen in thoccupacōn of the saide Thomas Bruskett, And also all those two vpp Romes or Chambers wth a Litle Buttry att the North ende of the saide seaven greate vpper Romes and on the West side thereof nowe beinge in thoccupacōn of Charles Bradshawe / Together wth the voide rome waye and passage nowe therevnto vsed from the saide seaven greate vpper Romes, And also all those two Romes or Lofty nowe in thoccupacōn of Edward Merry thone of them Lyenge and beinge aboue or over the saide two vpp Romes or Chambers in thoccupacōn of the saide Charles Bradshawe and on the Est and North pte thereof and havinge a Chymney in it, And thother of them lyenge over pte of the forsaide Entry or voide rome next the forsaide Pipe office, Together wth the staires leadinge from the forsaide Romes in thoccupacōn of the forsaide Charles Bradshawe vp vnto the forsaide two Romes in thoccupacōn of the saide Edward Merry, And also all that litle Rome nowe vsed to laye wood and Coles in beinge aboute the Midle of the saide Staires westwardy w^{ch} saide litle Rome last mencōned is over the forsaide Buttery nowe in thoccupacōn of the saide Charles Bradshawe, and is

nowe in thoccupacōn of the saide Charles Bradshawe, And also all that Rome or garrett lyeng and beinge over the saide two Romes or lofty last before mencōned in thoccupacōn of the saide Edward Merry, Together wth the dore entry voide grounde waye and passage and staires leadinge or vsed to wth or from the saide Romes in thoccupacōn of the saide Edward Merry vp vnto the saide Rome or garrett over the saide two Romes in thoccupacōn of the saide Edward Merry, And also all those two lower Romes nowe in thoccupacōn of the saide Peter Iohnson Lyenge directlie vnder pte of the saide seaven greate vpper Romes, And also all those two other lower romes or chambers nowe beinge also in the tenure or occupacōn of the saide Peter Iohnson beinge vnder the forsaide Romes or chambers in thoccupacōn of the saide Charles Bradshawe, And also the dore entry way voide grounde and passage leadinge and vsed to and from the saide greate yarde nexte the saide Pipe office into and from the saide fowre lower Romes or Chambers, And also all that litle yarde adioyninge to the saide Lower Romes as the same is nowe enclosed wth a Bricke wall and nowe beinge in thoccupacōn of the saide Peter Iohnson w^{ch} saide fflower Lower Romes or Chambers and litle yarde do lie betwene the saide greate yarde nexte the saide Pipe office on the North pte, and an Entry leadinge into the Messuage w^{ch} Margarette Pooly wydowe holdeth for terme of her life nowe in thoccupacōn of the saide Iohn ffavor on the West pte and a wall devidinge the saide yarde nowe in thoccupacōn of the saide Peter Iohnson and the yarde nowe in thoccupacōn of the saide Iohn ffavor on the South pte, And also the staires and staire Case leadinge from the saide litle yarde nowe in thoccupacōn of the saide Peter Iohnson vpp vnto the forsaide Chambers or Romes nowe in thoccupacōn of the saide Charles Bradshawe, And also all that litle yarde or peice of voide grounde wth the Bricke wall therevnto belonginge Lyenge and beinge next the Quenes high waye leadinge vnto the Ryver of Thames wherein an olde Pryvie nowe standeth as the same is nowe enclosed wth the same Bricke wall and wth

a pale, next adioyninge to the house of the saide S^r William More nowe in thoccupacōn of the Right Honorable the Lorde Cobham on the Este pte, and the strete leadinge to the Thames there on the West pte, and the saide yarde next the saide Pipe office on the South pte, and the house of the saide Lorde Cobham on the North pte, All w^{ch} p'mysse before in theis pntys mencōned to be hereby Bargayned and solde are scituate Lyenge and beinge wthin the saide Prescincte of the saide late Blacke ffryers preachers, Together also wth all Liberties privileges Lighty watercourses easiamenty Comodities and app'teīnyng to the forsaide Romes Lodgingy and other the premysse before in theis pntys mencōned to be hereby Bargayned and solde belonginge or in any wise appteyninge. AND ALSO the saide S^r William More for the Consideracōn aforsaide, Hath Bargayned solde aliened enfeoffed and Confirmed And by theis pntys doth Bargayne sell alien enfeoffe and Confirme vnto the saide Iames Burbage his heires and assignes forever free and quiett ingres egres and regres to and from the strete or waye leadinge from Ludgate vnto the Thames over vppon and thorough the saide greate yarde next the saide Pipe office by the waies nowe therevnto vsed into and from the saide seaven greate vpper Romes and all other the p'mysse before in and by theis pntys mencōned to be Bargayned and solde and to and from euēy or any pte or pcell thereof, Together also wth free Libertie for the saide Iames Burbage his heires and assignes to laye and dischardge his and their Wood Cole and all other Carriagy necessities and provisions in the same greate yarde last before mencōned for Convenient tyme vntill the same maye be taken and carried awaye from thence vnto the premysse before by theis pntys mencōned to be Bargayned and solde, and so from tyme to tyme and att all tymes hereafter, the saide Iames Burbage his heires and assignes leavinge convenient waies and passagy to go and Cōme in vpon and thorough the saide greate yarde from tyme to tyme to and from the saide Pipe office and to and from the Gardeyn and other houses and romes of the saide S^r William More not hereby Bargayned and solde oute of

the strete leadinge to the saide Ryver of Thames / So that the saide Wood Cole carriagge and provisions so laied and dischargd in the saide yarde last mencōned by the saide Iames his heires or assignes be removed and avoied oute of and from the saide Yarde wth in Three dayes next after it shalbe brought thether wthoute frawde or further delaye / AND FURTHER the saide S^r William More for the Consideracōn aforsaide doth by theis p^{nt}y Graunte Bargayne and sell vnto the saide Iames Burbage his heires and assignes forever the Revercōn and reūcōns remaynder and Remaynders of all and singuler the premysse before by theis p^{nt}y mencōned to be hereby Bargayned and solde and eūy pte and pcell thereof (excepte and resyved vnto the saide S^r Willm More his heires and assignes one Rome or stole as the same is now made in and oute of the forsaide wall next the saide entry adioyninge to the saide pipe office into the forsaide Vaulte) ALL WHICHE saide seaven greate vpper Romes and all other the p^{my}sses wth thapp^tefincy aboue by theis p^{nt}y mencōned to be bargayned and solde (amongy others) S^r Thomas Cawarden knight deceased late had to him his heires and assignes forever of the guifte and graunte of the late Kinge of famous memory Edward the Sixte late Kinge of England, as in and by his Lrēs Pattenty vnder the greate Seale of England bearinge date att Westm the Twelveth daye of Marche in the ffourth yere of his Raigne more att Lardge appeareth, And all w^{ch} saide premysse aboue by theis p^{nt}y mencōned to be Bargayned and solde, The saide S^r Thomas Cawarden in and by his Last will and Testament in writinge bearinge date in the day of S^t Barthilmewe Thap^ple in the yere of o^r Lorde god 1559 (amongy other thingys) did will and declare his entent to be, That his Executo^rs wth the consent of his Overseers shoulde haue full power and auctoritie to Bargayne sell and alyen for the p^{fo}rmaunce of his saide Last will and Testament, And also in and by the same his saide Last will and Testament did ordeyne and make Dame Elizabeth then his wife and the saide S^r William More by the name of William More of Loseley in the County of Sur^r Esquire Executo^r of his saide Last will

and Testament and Thomas Blgrave and Thomas Hawe Overseers of the same, As in and by his saide Last will and Testament more att Lardge appeareth, And all w^{ch} p'misses aboue mencōned to be hereby Bargayned and solde (amongy others) the saide Dame Elizabeth Cawarden and William More Executo^{rs} of the saide Last will and Testament by and wth thassent consent agreament and advise of the saide Thomas Hawe and Thomas Blgrave overseers of the saide Last will in accomplisshment thereof did Bargayne and sell vnto Iohn Birch gentleman Iohn Austen and Richard Chapman and their heires forever, As in and by their deede indented of Bargayne & sale thereof made bearinge date the Twentith daye of December in the Seconde yere of the Raigne of o^r saide So^uaigne Ladie the Quenes Ma^{tie} that nowe is and enrolled in her Ma^{ties} highe Courte of Chauncery more att lardge appereth, And all w^{ch} saide p'mysse wth thap^ptefincy aboue mencōned to be hereby Bargayned and solde (amongy others) the saide Iohn Birch Iohn Austen and Richard Chapman did by their deede Indented of bargayne & sale bearinge date the Two and Twentith daye of December in the saide Seconde yere of the Raigne of o^r saide So^uaigne Ladie the Quenes Ma^{tie}: that nowe is Bargayne and sell to the saide Dame Elizabeth Cawarden and S^r William More and their heires forever, As in and by the same deede indented of Bargayne and sale last aboue recyted & also enrolled in her Ma^{ties} saide highe Courte of Chauncery more att lardge also appeareth, w^{ch} saide Dame Elizabeth is longe sythens deceased By reason whereof all and singuler the same p'mysse in and by theis p^{nt}y mencōned to be hereby Bargayned & solde are accrued and cōme vnto the saide S^r William More and his heires by right of Survivo^rshippe TO HAVE AND TO HOLDE all the saide Romes Lodgingy Cellers Vaulty staires yardy wayes and all and singuler other the premysse wth all & singuler their app^ptefincy before in theis p^{nt}y mencōned to be hereby Bargayned and solde (excepte before excepted) to the saide Iames Burbage his heires and assignes forever to thonlie vse and behoufe of the saide Iames Burbage his heires and assignes forevermore /

AND THE SAIDE S^r William More doth Coveñte and Grūnte for himselfe his heires executo^{rs} and admīstrato^{rs} to and wth the saide Iames Burbage his heires and assignes by theis pñty / That he the saide S^r William More is and standeth att the tyme of thensealinge and deliūy of theis pñty lawfullie and absolutlie seized of the saide Romes Lodgingy yardy and of all and singuler other the p'mysse in and by theis pñty mencōned to be Bargayned & solde, in his demeasne as of ffee Symple, And that the saide Romes Lodgingy Cellers Vaulty staires yardy and all and singuler other the premysses before in and by theis pñty mencōned to be hereby Bargayned and solde (excepte before excepted) the daye of the date hereof are, and att all tymes and from tyme to tyme forever hereafter shall stande contynue and remayne to the saide Iames Burbage his heires and assignes forever clerelie acquitted exōnated and dischardged, Or elly by the saide S^r William More his heires or Assignes vpon reasonable request thereof to him or them made by the saide Iames Burbage his heires or assignes sufficientlie saved or kepte harmeles of and from all former Bargaynes sales guifty grūnty Ioynters dowers Leases estates Annuities renty Chardge Arreragy of Renty Statuty Marchant and of the Staple Recognizauncy Iudgem^{ts} execucōns yssues ffecs ffynes amerciamenty and of and from all other Chardgy titles trobles and incoñbrauncy whatsoever had made Comytteed or done by the saide S^r William More and by the forsaide S^r Thomas Cawarden Knight deceased or by either of them or by any other pson or psoñs by wth or vnder their or any of their estate right title assent consent acte meanes or procurement AND ALSO that he the saide Iames Burbage his heires and assignes shall or maye from hensforthe forever, Peasablie and quietlie haue holde occupie possesse enioye and kepe all the saide Romes Lodgingy Cellers yardy and all and singuler other the premysses wth thapp'teñcy before by theis pñty mencōned to be hereby bargayned & solde and eūy pte and pcell thereof (excepte aboue excepted) wthoute any Lett trouble vexacōn eviccōn recoūy interrupcōn or contradiccōn of the saide S^r Wiffm More his heires or assignes or of any

of them, And wthoute any Lawfull lett troble vexacōn eviccōn recoūy or interrupcōn of any other pson or psons whatsoeū, Lawfullie havinge or Clayminge or w^{ch} hereafter shall Lawfullie haue or clayme any estate right title or interest in and to the saide Romes lodgingy and other the p'mysse before by theis pnty mencōned to be Bargayned and solde or in or to any pte or pcell thereof, by from or vnder the saide S^r William More and S^r Thomas Cawarden or any of them or their or either of their estate right title or interest / AND THE SAIDE S^r William More doth also Coveñte and Graunte for himselfe his heires executo^{rs} and assignes to and wth the saide Iames Burbage his heires and assignes by theis pnty / That he the saide S^r William More and his heires shall and will from tyme to tyme duringe the space and terme of Three yeres next ensuinge after the date hereof att or vpon reasonable request thereof to him or them or any of them to be made by the saide Iames Burbage his heires or assignes or any of them well and truelie do knowlledge execute cause and suffer to be made done and executed all and eūy suche further acte and acty thinge and thingy devise and devises Assuraunce and assurancy in the Lawe, whatsoever for the further and more better assuraunce suertie and more sure makinge of the saide Romes Lodgingy and all other the p'mysse wth thapp'teñcy before in theis pnty mencōned to be hereby bargayned and solde, vnto the saide Iames Burbage his heires and assignes foreū, to thonly vse and behouf of the saide Iames Burbage his heires and assignes forevermore / Be it by deede or deedy indented or inrolled or not enrolled thenrollment of theis pnty fyne ffeoffam^t recoūy wth single or doble voucher Release Confirmacōn or otherwise wth warrantie only of the saide S^r Willm More and his heires againste him the saide S^r William More and his heires or all or as many of theis waies or meanes or any other as by the saide Iames Burbage his heires or assignes or any of them or by his or their or any of their Learned counsell in the Lawe shalbe reasonable advised or devised & required, att thonlie costy and chardgy in the Lawe of the saide Iames Burbage his heires or assignes /

So as the same assuraunce or assurauncy in forme aforesaide to be had & made by the saide S^r Willm More or his heires to the saide Iames Burbage his heires or assignes do not comprehend in them or any of them any further or greater warrantie then only againste the saide S^r Willm More and his heires and the heires of the saide S^r Thomas Cawarden, And so as the saide S^r Willm More & his heires or any of them be not compelled to travayle in pson any furdre then to the Cities of London & Westm or any of them for the makinge knowledginge or executinge of the saide assurauncy in forme aforesaide to be had or made AND furdremore the saide S^r Willm More doth by theis pnty authorize noiate & appoynte George Austen gentleman and Henry Smyth Marchantailor to be his lawfull deputies & attorneyes ioyntlie & sewallie for and in his name to enter into all the saide Romes lodgingy Cellers & all other the pmysses before in theis pnty mencōned to be hereby bargayned & solde & into euy pte thereof and peasable possession & season thereof for him & in his name to take and after suche possession & season thereof so had & taken to deliū possession & season thereof & of euy pte thereof vnto the saide Iames Burbage his heires & assignes accordinge to the p'orte effecte true entent & meaninge of theis pnty And all & whatsoever his saide Attorneyes or either of them shall by vertue of theis pnty do or cause to be done in his name in execucōn of the pmysses he the saide S^r Willm More & his heires shall & will Ratefie confirme & allowe by theis pnty IN WITNES whereof the pties firste aboue named to theis Indentures Sounderly haue sett their Seales the daye & yere firste abouewritten 1595.

Iames Burbadge

[Seal (a griffin) attached]

XIV

[*Loseley MS.*, No. 332 (57), with bracketed additions from Close Roll, No. 1691 (43 Eliz., Pt. 14, m. 17-18). Deed of sale to Cuthbert and Richard Burbadge (dated 1601), enumerating the rooms, &c., leased to Bywater and to Rocco Bonetti (cf. Nos. XI and XII).]

THIS INDENTURE MADE the Six and twentieth day of Iune in the Three and fforteth [yere of the raigne of our Souaigine] Lady Elizabeth by the grace of god Queene of England ffraunce & Ireland defender of the ffaith &c Betwene S^r George More of Loseley in the County of Sur^e knight sonne and heire of S^r Willm More knight [deceased of thone pte and Cuthbe]rt Burbage of London gentleman & Richard Burbage of London aforesaide gentlem^a of thother pte WITNESSETH that where Margaret Poole widowe hath and holdeth for terme of her naturall lif only all that [mesuage or teft with all Sellers] sollers Romes yard^y wayes easiam^s & comodities therevnto belonginge nowe in the tenure or occupac^on of Thomas Briskett or of his assigne or assignes Scituat Iyinge & beinge wth in the p^cynct of the late B[lackfryers p^chers nere ludgate] in London (that is to say) betwene the Mesuage Romes and buylding^y of the saide Cuthbert & Richard Burbage on the East pte & the mesuage romes & buylding^y of the saide Cuthbert & Richard Burbage [and the yard or way of the saide Sir] George More wh^{ch} leadeth toward^y the glassehouse nowe in the tenure of S^r Ierom Bowes knight on the North pte and the Mesuagy and yard^y of ffonton widowe nowe in the se^wall tenures [or occupac^ons of Iohn Tyce and] Clark on the west pte and the high way that leadeth toward^y the Mesuage or manc^on house of the right hon^able George Lord Hunsdon Lord Chambleyn of the Queenes Ma^s most hon^able housh[olde on the south pte reu^co]n of w^{ch} saide Mesuage or teft yard^y sellers & other the p^misses wth ther app^teync^y from & ymediatly after the death of the saide Margaret Poole to the saide S^r George More & his heires of

right doth [belonge and appteine NOW]E this Indent^{re} further witnesseth that the saide S^r George More for & in consideracōn of the some of ffowerskore and fyftene poundy of lawfull money of England to him by the saide Cuthbert & Ri[chard Burbage at and before] thensealinge hereof in hand paide whereof & wherewth he acknoledgeth himself fully satisfied & paide and thereof & of eūy pcell thereof doth clerely acquite exonate & discharge the saide Cuthbert [and Richard ther executors and administra]tors for eū by thies pñty Hath graunted bargayned solde alyened & confirmed & by thies pñty doth fully & clerely graunt bargayne sell alyen & confirme vnto the saide Cuthbert & Richard Burbage the [reūcōn and reūcōns of the saide mesu]age or teñt sellers sollers Romes yardy wayes easiam^{ts} comodities & hereditam^{ts} nowe in the tenure or occupacōn of the saide Thomas Briskett or of his assigne or assignes and also the same Mesuage teñt & other the p'miss[es when they or any of them shall happ]en to be in possession by from or after the death of the saide Margaret Poole And also all the right title estate clayme interest reūcōn & demaund w^{ch} the saide S^r George More hath may might or ought to h[ave of in and to the said messuage or teneme]nt & p'misses wth ther app'teñcy before mencōned or of in or to any pcell thereof AND ALSO the saide S^r George More for & in consideracōn aforesaide hath graunted bgayned solde alyened and confirmed and by [theis p'senty doth graunt bargayne se]ll alyen and confirme vnto the saide Cuthbt Burbage & Richard Burbage all that litle porch ledinge into the saide Mesuage above by thies pñty bgayned and solde nowe in the tenure of Thomas Boone as assigne of the saide Thom[as Briskett standinge and being]e wthin the saide yard ledinge to the glasse house of the saide S^r Ierom Bowes knight conteyninge in bredth fower foote of assize & in length fyve foote and two ynches of assize. ALL WHICH p'misses wth the app'teñcy above [by thies p'senty mencōned to be bargain]ed and solde amongst other thingy S^r Thomas Cawarden knight deceased late had to him his heires & assignes for eū of the gyft and graunt of the late Kinge of famous memory

Edward the sixth late kinge of England as in an[d by his lres patentys under the] great Seale of England beringe date at westm^r the twelveth day of March in the fowerth yere of his raigne more at large appereth AND ALL w^{ch} saide p'misses above by thies pntys mencōned to be bargayned and sold [the said Sir Thomas Cawarden] in & by his last will & testam^t in wrytinge beringe date in the day of S^t Bartholmewe thapostle in the yere of o^r lord god 1559 (amongest other thingys) did will & declare his intent to be that his Executors wth the consent of his ou[seers should have full power and au]thoritie to bargayne sell and alyen for the pformance of his saide last will & testam^t And also in & by the same his saide last will & testament did ordeyne and make Dame Elizabeth then his wif & the saide S^r willm More [by the name of Willm More of L]oseley in the County of Sur^r esquire Executors of his saide last will and testam^t And Thomas Blagrove & Thomas Hawe ouseers of the same as in and by his saide last will & testament more at large appereth AND AL[L which p'misses above mencōned t]o be hereby bgayned and solde (amongest others) the saide Dame Elizabeth Cawarden & willm More Executors of the saide last will and testam^t by & wth the assent consent agrement & advise of the saide Thomas Hawe & Thom[as Blagrove over]seers of the said] last will in accomplishm^t thereof did bgayne & sell vnto Iohn Birch gen^l Iohn Austen & Richard Chapman & ther heires for eⁿ as in & by ther deed indented of bgayne and sale thereof made beringe date the Twentieth day of [December in the second yere of the] raigne of o^r saide souaigne lady the Queenes Ma^{tie} that nowe is & enrolled in her Ma^s highe court of Chauncery more at large appereth AND ALL w^{ch} saide p'misses wth thapp'tefincys above mencōned to be hereby bgayned [and solde amongst others the said] Iohn Birch Iohn Austen & Richard Chapman did by ther dede indented of bgayne and sale beringe date the xxijth day of December in the saide second yere of the raigne of o^r saide souaigne Lady the Queenes Ma^{tie} that nowe [is, bargaine and sell to the said D]ame Elizabeth Cawarden &

S^r willm More and ther heires for e^u as in and by the same dede indented of bgayne & sale last above resited and also inrolled in her Ma^ts saide highe Court of Chauncery more at large also [appereth which saide Dame Elizabe]th Cawarden is longe sithens deceased By reason whereof all and singler the p^rmisses in and by thies p^rty mencōned to be hereby bgayned and solde did accrue & come, vnto the saide S^r Willm More & his heires [by right of survivorshipp TO H]AVE AND TO HOLDE all the saide Mesuage or teñt sellers sollers romes yardy & all other the p^rmisses wth ther app^rteñcy above by thies p^rty mencōned to be bgayned and solde vnto the saide Cuthbert Burbage [and Richard Burbage ther heires and] assignes for e^u To the only vse & behouf of the saide Cuthbert & Richard Burbage ther heires & assignes for e^u more AND THE SAIDE S^r George More doth coveñt & graunt for himself his heires executors and administrators to and with the saide Cuthbert & Richard Burbage ther heires executors & assignes by thies p^rty that the saide Mesuage or teñt sellers romes yardy & other the p^rmisses above by thies p^rty mencōned to be bgayned and solde the [day of the date hereof are and do from] tyme to tyme & at all tymes hereafter shalbe stand contynue & remayne to the saide Cuthbert & Richard Burbage ther heires and assignes for e^u to thonly vse & behouf of the saide Cuthbert & Richard Burba[ge ther heires and assignes for e^u]more free clere and clerely acquitted exōnated & discharged or by the saide S^r George More his heires or assignes from tyme to tyme sufficiently saved and kept harmeles of & from all form^e bgaynes sales gyfts [graunty ioyntures dowries leas]es estates Annuyties renty charge arreragy of renty statuty recognizancy Iudgem^ts executions yssues fees fynes am^ociam^ts & of & from all other chargy titles troubles & incūbrancy whatsoe^u had made comytt[ed or done by the saide Sir George] More S^r willm More & by the aforesaide S^r Thomas Cawarden knight deceased or by any of them or by any other pson or psons by ther or any of ther estate right title assent consent act dede meanes or [pcurement the estate and interest] w^{ch} the saide

Margaret Poole hath in and to the p'misses only for terme of
 her naturall lif alwayes excepted and foreprised And also
 except one lease of the p'misses made and graunted by the
 saide S^r willm [More and Sir George More or one of] them
 to the saide Thomas Briskett for the terme of tenne yerres to
 begynne from & ymediatly after the death of the saide Margaret
 Poole widowe wherevpon the yerely rent of six poundys is
 res3ved and sha[lbe yerely payable to the s]aide Cuthbt &
 Richard Burbage ther heires or assignes duringe the saide
 terme AND ALSO the saide S^r George More doth coveñnt &
 graunt for himself his heires executors or administrators to
 & wth the saide Cuthbert [Burbage and Richard Burbage] ther
 heires executors & assignes by thies pñty that they the saide
 Cuthbt and Richard Burbage ther heires & assignes shall or
 may from hensforth for eū peaceably & quietly have holde
 occupie possesse enioy & kepe a[ll the saide messuage or teñt
 selle]rs Romes yards and all other the p'misses above by thies
 pñty mencōned to be bgayned & solde and eūy pt and pcell
 thereof from & ymediatly after the death of the saide
 Margaret Poole And thereof & of eūy [pte and pcell thereof
 shall or]may take the yssues revenues & pffittys wthout the
 lawfull lett or interupcōn of the saide S^r George More his heires
 or assignes or of any other pson or psons lawfully havinge or
 clayminge or w^{ch} hereafter shall or may law[fully have or clayme
 any estate ri]ght title or interest in & to the saide Mesuage or
 teñt & p'misses wth thapp'teñncy or in or to any pte or pcell
 thereof by from or vnder the right title or interest of the saide
 s3 George More S^r willm More & S^r Thomas Cawarden or
 any of them or ther] or any of ther estate right title or interest
 (other then the saide Margaret Poole & her assignes for her
 saide estate for her lif & the saide Thomas Briskett for &
 only cons3ninge the leases & terme as is aforesaid [and further
 that he the s]aide S^r George More & his heires & the Lady
 Constance his wif & all & eūy other pson & psons w^{ch} nowe
 have or at any tyme hereafter shall or may lawfully clayme any
 estate right title interest rent or d[emaund of in to or out

of the] p'misses or any of them by from vnder or by meanes of the saide S^r Thomas Cawarden S^r Willm More and S^r George More or any of them (except before excepted) shall & will from tyme to tyme & at all t[ymes] before the end of the terme of] Seaven yerres next ensuyng the decease of the saide Margarett Poole when & as often as he or they or any of them shalbe thervnto resonably required by the saide Cuthbert & Richard Burbage ther hei[res] or assignes or any of them well] & truly do knoledge execute cause consent & suffer to be done knoledged & executed all & eūy such further act & acty thinge & thingy assurance & assurrancy in the lawe for the further and more better assurance [suertie and more sure makinge of the] saide Reuēcōn of the said Mesuage or teñt sellers Romes yardy & of all other the p'misses before mencōned to be bgayned and solde To be had and made sure to the saide Cuthbert & Richard Burbage ther [heires and assignes for ever to thonly use] & behouf of the saide Cuthbert & Richard Burbage ther heires & assignes for eūmore Be it by ffyne ffeoffement release or confirmacōn wth warranty only against the saide S^r George More S^r Willm [More and Sir Thomas Cawarden and everie] of them ther & eūy of ther heires or assignes & all & eūy other pson or psons w^{ch} do shall or may clayme by from or vnder them or any of them Recoūy wth one or mo voucher or vouchers oū or otherwise wth warran[ty as is aforesaide or without w]arranty as by the saide Cuthbt & Richard Burbage ther heires or assiḡs or ther or any of ther lerned counsell in the lawe shalbe resonably advised or devised & required at thonly costy & chargy in the lawe of the [saide Cuthbert and Richard Bur]bage ther heires or assignes So alwayes that the saide s^r George More & the saide Lady Constance his wif & theires of the saide S^r George More nor any of them be not compelled to travell for the maki[nge of the said further assistance] any further then to the Towne of Guldeford in the said County of Surd from the now dwellinge house of the saide S^r George More AND FURTHER MORE the saide S^r George More doth by thies pnty [authorize

nominate and appoynte] Samuell Austen gent & Nathanyell
yeoman to be his lawfull deputies & Attorneyes ioyntly &
seuallly for him and in his name to enter into all the saide
Mesuage or teñt yardy romes & all other the p'missy [before
in theis p'senty mencōned to] be hereby t̃gayned and solde &
into eũy pte thereof And peaceable possession & seison thereof
for him & in his name to take And after such possession &
seison thereof so had & taken to delyu possession & seison
ther[eof and of everie pte thereof unto the] said Cuthb̃t &
Richard Burbage ther heires & assignes accordinge to the
purport effect & true meanynge of thies pñty And all & what-
soeũ his said Attorneyes or either of them shall by vertue of
thies p[re]senty doe or cause to be done in his] name in execution
of the p'misses he the saide s; George More & his heires shall
& will ratifie confirme & allowe by thies pñty In wytnes
whereof the pties abovesaide to thies Indentures interchau[n]ge-
ably have sett ther seales] yeven the day & yere first above
wrytton.

Cuth: Burbadge

Richard Burbadge

XV

[Record Office, Close Roll, No. 2048 (8 James, Pt. 31). Deed of Feoffment, dated 1610, conveying to Richard and Cuthbert Burbadge the Poole property (cf. Document X).]

Michelborne This Indenture made the Thirteenth daye of maie
 & at Anno dñi 1610 and in the yeare of the raigne of
 et our Souaigne Lord Iames by the grace of God
 Burbage kinge of England ffraunce and Ireland defendor
 of the faith &c the eight and of Scotland the
 three and ffortith, betweene Sir Richard Michelborne of Broade-
 hurst in the County of Sussex knight George Poole of kaymar
 in the said County of Sussex gent and Charles Poole Dichelinge
 in the said County of Sussex gent on thone ptye and Richard

Burbage and Cutbert Burbage of the pish of St Leonards in Shorditch in the County of Midd gen^t on thother p^{tie}. Witnesseth that the said Sir Richard Michelborne George Poole and Charles Poole for and in considerac^on of the s^ome of one hundred and ffiftie pound^s of lawefull money of England to them in hand paide by the said Richard Burbag and Cutbert Burbage Whereof & wherewith they the said Sir Richard Michelborne Georg Poole and Charles Poole acknowledg themselues fully satisfied contented and paide, and thereof and of everie pt and pcell thereof they doe cleerely acquit and dischargde the said Richard Burbage and Cutbert Burbage and eyther of them their and eyther of their heires executors admynistrators and assignes & everie of them for ever by theis p^{ntes} And for divers other good and reasonable causes and Considerac^ons them the said Sir Richard Michelborne George and Charles Poole especially moveinge haue graunted aliened bargayned and sould and by theis p^{nt^s} for them and everie of them their and everie of theire heires doe fully freelie cleerelie and absolutlie graunt alyen bargainne sell & confirme vnto the said Richard Burbage & Cutbert Burbage their heires and assignes for ever all thos messuagy or teⁿty gardens yardes Courty and backsides with their appurteⁿcy to the same messuages or teⁿty or any of them belonging or apptyninge or vsed or occupied to & with the same scituate lyinge and being in the p^{is}he of Saint Annes within the p^{cin}cte of the late dissolved Blackfriars in London late in the tenure or occupac^on of x^pofer ffenton gen^t or of his assignes, and nowe in the se^dall tenures or occupac^ons of henrie Archer Clockmaker Agnes Magnus widdowe Marie Austen widdowe and Iohn Clarke gen^t or of their assignee or assignes vnderteⁿt or vnderteⁿty And all other the messuagy land^s teⁿty & hereditament^s of them the saide Sir Richard George Poole and Charles Poole or anie of them sett and being in the saide p^{is}he of Saint Annes, and the reverc^on & reverc^ons remaynder and remaynders of all and singuler the p^{misses} aforesaide and of everie pcell thereof, And all rentes and yearlye p^{ffitts} whatsoever reserved vpon

whatsoever lease or graunt leases or graunty in any wise had or made of the p'misses aforesaide or anye pcell thereof, together with all and everie the deedys evidency writingys escriptys terrors and mynimentys whatsoever conðninge the p'misses aforesaide or anie pcell thereof & the true coppies of all such others as conðneth the same p'misses ioyntlie wth anie other landys or teñty which they the saide Sir Richard Michelborne Georg Poole and Charles Poole or any of them or anye other pson or psons to their or anie of their vse or behoofe or deliverie haue or hath and which they or anye of them maye lawefully haue attayne gett or come by. Without suite in the lawe To haue and to holde the said messuages or teñty gardens yardys Courty and all and singuler other the p'misses with the appurteñcy in and by theis pñtes bargayned and solde or mencõned to be graunted bargayned and solde and everie pate thereof vnto the saide Richard Burbage and Cutbert Burbage their heires and assignes to thonlye and pper vse and behoofe of the saide Richard Burbage and Cutbert Burbage and of their heires and assignes forever And the said Sir Richard Michelborne for him his heires executors admynistrators and assignes and for everie of them doeth Coveñnt pmise and graunt to and with the saide Richard Burbage and Cutbert Burbage and eyther of them their and eyther of their heires executors and assignes & to & with eũy of them theis pñtes in manner and forme followinge that is to saie That they the saide Richard Burbage and Cutbert Burbage their heires and assignes shall and maye accordinge to the true intent and meanyng of theis pñtes peceably and quetly haue hold occupie inheritt and enioye the sayde messuages or teñty gardens yardes Courty backsides and all and singuler other the p'misses with thappurteñcy before by theis pñtes bargayned and solde or mencõned to be bargayned and solde and everie pte and pcell thereof without any lett deniall eviccõn recoverie interrupcõn or other ympediment whatsoever of or by the saide Sir Richard Michelborne his heires and assignes or anye of them or of or by any other pson or psons whatsoever lawefully

claymyng by from or vnder him or them or anye of them or by from or vnder his their or anie of their righty tytles or interesty And further that all and everie the p'misses afore by theis p'ntes mencōned to be bargained and solde at thensealeinge and deliūy of theis p'ntys are and be and soe from hensforth for evermore shalbe contynewe and endure vnto the saide Richard Burbage and Cutbert Burbage their heires and assignes free and cleerelie acquitted exonerated and dischargd or otherwise sufficiently saved and kept harmeles of & from all and singuler former bargaynes sales guifty graunty leases renty arrerages of renty Rent chardgy loynturs dowers vses wills ffynes yssues intayles mortgagys bondys recognizauncy Statuty m'chant and of the Staple extenty execucōns intrusions debty of Record and of and from all and everie other tytles troubles chardgy and incumbrauncy whatsoever had made comitted or doñe or suffered to be doñe by the saide Sir Richard Michelborne or by anie other p'son or p'sons by his meanes or pcurement And further that he the saide Sir Richard Michelborne and Dame Cordell nowe his wief and the heires and assignes of the said Sir Richard and all and everie other p'son and p'sons and their heires anye thinge haveinge claymyng or rightfully p'tendinge to haue or clayme or which at anie tyme hereafter shall or maye lawefully haue clayme or p'tend to haue anie estate right tytle or interest to of in or out of all and singuler the p'misses aforesaid with thappurteñcy or to of in or out of any pte or pcell thereof by from or vnder the said Sir Richard Michelborne shall and will from tyme to tyme and att all tymes hereafter duringe the space of seaven yeares next ensuyng the date of theis p'nty att and vppon the reasonable request or requesty and Costy and chardgy in the lawe of the said Richard Burbage and Cutbert Burbage or eyther of them their or eyther of their heires and assignes or anie of them doe make knowledge suffer and execute or cause to be done made knoweledged suffered and executed all and everie such further and other reasonable acte and acty thinge and thingy devise and devises assurance and assurauncy in the lawe for the further and more better and

perfecter assurance suertie and sure makeinge of all and singuler the p'misses aforesaide and everie pcell thereof by the name or names aforesaide number or numbers of messuages aforesaide or otherwise to be had and made sure vnto the saide Richard Burbage and Cutbert Burbage their heires and assignes to their owne pper vse and behoofe be it by deede or deedj inrolled or not Inrolled Inrolment of theis p'ntes ffyne ffeoffment Recoverie with voucher or vouchers over release confirmacōn with warrantye onlie against the saide Sir Richard Michelborne and Dame Cordell his wife and the heires and assignes of the said Sir Richard or otherwise without warrantye, and by all and everie of the devises aforesaide or by soe manye of them as by the said Richard Burbage and Cutbert Burbage their heires and assignes or their or anie of their Councell learned in the lawe shalbe reasonable devised aduised and required. And the said George Poole and Charles Poole for them and eyther of them their and eyther of their heires Executors admynistrators and assignes and for everie of them doe Coveñnt pmise and graunt to and with the said Richard Burbage and Cutbert Burbage and to and with eyther of them their and eyther of their heires exeutors and assignes and to and with everie of them by theis pñtes in manner & forme following that is to saye that they the saide Richard Burbage and Cutbert Burbage their heires and assignes shall or maye accordinge to the true intent and meanynge of theis pñty peaceable and quietlie haue hold occupie inheritt and enioye the saide messuagy or teñty gardens yardes Courty backsides and all and singuler other the p'misses with thappurteñncy before by theis pñtes bargayned and solde or mencōned to be bargayned and solde and everie part and pcell thereof without anie lett deniall eviccōn recoverie interrupcōn or other ympedymēt whatsoeū of or by the saide George Poole and Charles Poole or eyther of them their or eyther of their heires or assignes or anie of them or of or by any other pson or psons whatsoever lawefullye claymyng by from or vnder them or anye of them or by from or vnder his their or anie of their righty titles or interesty or by from or

vnder henrie Poole late of Dicheling in the County of Sussex Esquier and Margarette his wief or anye of them or by from or vnder anye of their Auncestors, And further that all and everie the p'misses afore by theis pñtes mencōned to be bargayned and solde at thensealinge and deliverie of theis pñtes are and be and soe from henceforth for evermore shalbe contynue and endure vnto the said Richard Burbage and Cutbert Burbage their heires and assignes free and cleerely acquitted exonerated and dischardged or otherwise sufficientlie saved and kept harmeles of and from all & singuler former bargaynes sales guifty grauntes leases Renty arrerages of Renty Rentchardgy Ioynturs dowers vses willj ffynes ysses Intayles mortgages bondes Recognizauncy Statuty marchant and of the staple Extenty Execucōns Intrusions debty of Record and of and from all and everie other tytles troubles chardgy and incumbrāncy whatsoever had made Comitted or doñe or suffered to be doñe by the said George Poole and Charles Poole henrie Poole and Margarette his wief or anie of them or by anie of their Auncestors except one Indenture of Lease beareinge date the last daye of Maye in the thirteenth yeare of the raigne of our late Souaigne ladie of famous memorie Queene Elizabeth made betweene the said henrie Poole and Margarette his wief on the one partye and xpofer ffenton of London gen^r on thother ptye And further that they the saide George Poole and Charles Poole and eyther of them their and eyther of their heires and all and everie other pson and psons and their heires any thinge haueing clayming or rightfully p'tendinge to haue or clayme or w^{ch} att anye tyme hereafter shall or maye lawfully haue clayme or p'tend to haue anye estate right title or inteste to of in or out of all and singuler the p'misses aforesaid with thappurtefñcy or to of in or out of any part or pcell thereof by from or vnder the said George Poole Charles Poole henrie Poole and Margarette his wief or any of them or any their Auncestors other then the foresaide xpofer ffenton or soñe other clayming vnder him by vertu of the said excepted lease onelye, shall and will from tyme to tyme and att all tymes hereafter during the

said space of seaven yeares next ensueinge the date of theis p'ntes at and vppon the reasonable request or requesty and costy and Chardges in the lawe of the said Richard Burbage and Cutbert Burbage or eyther of them their or eyther of their heires and assignes or anie of them doe make knoweledge suffer and execute or cause to be doñe made knowledged suffered and executed all and everie such further and reasonable acte and acty thing and thingy deuise & deuises assuraunce and assurauncy in the lawe for the further morebetter and p'fecter assuraunce suerty and suer makeinge of all & singuler the p'misses aforesaid and everie pcell thereof by the name or names aforesaid nomber or nombers of messuages aforesaide or otherwise to be had and made suer to the said Richard Burbage and Cutbert Burbage their heires and assignes to their owne pper vse and behoofe be it by deede or deedy Inrolled or not Inrolled Inrollement of theis pnty ffyne ffeoffment recoūy with voucher or vouchers over Release confirmacōn with warrantize onlye against the said Georg Poole Charles Poole henrie Poole and Margarett his wief and everie of them their and everie of their heires and assignes or otherwise without warrantyse and by all and everie of the deuises aforesaid or by soe manye of them as by the said Richard Burbage and Cutbert Burbage or eyther of them their heires and assignes or their or anie of their Councell learned in the lawe shalbe reasonablie deuised aduised and required And it is Coveñted graunted concluded and fullye agreed by and betweene the saide pties to theis p'nty that all and everie fyne and fynes ffeoffment Recoverie assuraunce and assurauncy in the lawe nowe had and made and which hereafter shall be had made or passed by and betweene the saide ptyes to theis p'nty or any of them of for touchinge or conōninge the premisses aforesaide or anie part or pcell thereof shalbe and enure and shalbe adiudged esteemed and taken to be to and for thonellie and pper vse and behoofe of the saide Richard Burbage and Cutbert Burbage and of their heires and assignes forever and to and for none other vse intent or purpose whatsoever In witnes whereof the pties aforesaid to theis pñte

Indenturs interchaungablie haue sett their handes and Seales dated the daye and yeares first aboue written //

Et memorandū qd vicesimo die Iunii Anñ sup^ascriptū p'fat Ricūs michelborne miñ Gorgius Poole et Carolus Poole genū veneñ coram dco dño Rege in Cancellarij sua et recogñ Inden p'ñ ac oia et singula in eadī contēñ et spīfō in forma sup^añ Irr' xiiij^o die Iulij Anñ p'ñ ex^r.

XVI

[Record Office, Close Roll, No. 2952 (8 Charles, Pt. 41). In 1603 Henry Brooke, Lord Cobham, being convicted of treason, his lands returned to the Crown. The mansion house in Blackfriars was afterwards (May 13, 1604) granted to Charles, Earl of Nottingham, the Earl of Suffolk, Sir John Levison, and Sir John Trevor for the use of the Countess of Kildare, Lord Cobham's wife (Patent Roll, No. 1644, 2 James). The property had henceforth a somewhat complicated history. In 1609 (May 29) the Earl of Nottingham, &c., conveyed it to Sir W. Howard and Lord Howard of Effingham; in the same year (June 15) Sir W. Howard and Lord Howard of Effingham gave it in trust to Edward Lord Zouche, Sir Thomas Vavasour, Sir Oliver St. John, and Sir Francis Englefield, to be at the disposal of the Lady Howard (Minute Book of the Society of Apothecaries, quoted in C. R. B. Barrett, *Hist. of the Society of Apothecaries*, p. 44). From William Lord Howard, the Lady Anne, his wife, the Lord Zouche, Sir F. Englefield, and Sir O. St. John, Cuthbert and Richard Burbadge, in 1612, bought the piece of ground mentioned below. The document now printed is not the original indenture, but a recital of it in a deed of feoffment of the property to Richard Edwardes, Edward Cooke, Thomas Smith, and Yobe Weale (Nov. 26, 1632), who in the same year handed it on to the Wardens and Livery of the Company of Apothecaries (cf. Barrett, *op. cit.*, p. 47).]

One Indenture of bargain and sale or deed of feoffament bearing date the nyneteenth day of December, Which was in the Tenth yere of the raigne of our late soveraigne lord king Iames of England &c. made by the said William lord howard and the said Anne ladie howard his wife and by the right honorable Sir Oliver St Iohn knight lord viscount Grandison Edward Lord zouch and Sir ffrancis Englefyld of Wotton Bassett in the County of Wilty Baronett vnto Cuthbert Burbage and Richard Burbage of the parish of S^t Leonard in Shordich in the County of Midd^l gen^t and their heires of one little yard or peece of void ground with a brickwall therevnto belonging being then part of the before mencōned p'misses.

XVII

[Record Office, Close Roll, No. 2225 (12 James, Pt. 27). Deed of feoffment conveying, in 1614, to Cuthbert and Richard Burbadge part of the tenement formerly occupied by Christopher Fenton (cf. Documents X and XV). After this last purchase the Burbadges had practically the whole of the ground lying west of the theatre to Water Lane.]

Maunsell & v^x eius. This Indenture made the seaventh daye
 et of Iuly in the yeares of the raigne of
 Burbage & a^l. our so^uaigne lord Iames by the grace
 of god of England ffrance & Ireland
 kinge defender of the faith &c the twelueth and of Scotland
 the seaven & fortieth. Betweene Richard Maunsell of the
 Middle Temple London Esquire and Elizabeth his wife of
 thone pte. and Cuthbert Burbage and Richard Burbage of
 London gen^t of thother pte. Witnesseth that the said Richard
 Maunsell & Elizabeth his wife for and in considera^on of the
 s^ome of twentie poundy of lawfull money of England to them
 in hand paid by the said Cuthberte Burbage & Richard Burbage
 before thensealing & deli^uie of theis p^senty whereof & where-
 with the said Richard Maunsell and Elizabeth his wife doe
 acknowledge themselues fully satisfied contented & paide and
 thereof and of euery pte & pcell thereof doe & either of them
 doth acquite exon^ate & dischardge the said Cuthberte Burbage
 & Richard Burbage their executors administrators & assignes
 and e^uy of them for euer by theis p^senty And also for divers
 other good causes and considera^ons them the said Richard
 Maunsell and Elizabeth his wife therevnto espially moveing have
 graunted aliened b^gained sould^e & confirmed and by theis
 p^senty doe graunt alien b^gaine sell & confirme vnto the said
 Cuthbert Burbage and Richard Burbage their heires & assignes
 foreuer the Thirde pte of all those mesuages or teⁿty gardens
 yards Courty with their ap^ptefinc^y to the same messuagy or
 teⁿty or any of them belonginge or ap^pteyning or vsed or
 occupied to or with the same scituate lying & beinge in the

pishe of S^t Annes within the p^rinct of the late dissolved Blackfryers in London late in the tenure or occupacōn of Christopher ffenton gent^r deceased or of his assignes and nowe or late in the tenure or occupacion of henry Troshawe and Ioane his wife henry Archer Agnes Magnes widdowe Mary Awsten widdowe and Iohn Clarke gent^r or of their or sōme of their assignee or assignes vnder teñnt or vnder teñnty And the reuēcion & reuēcions remainder & remainders of the said third pte of all & singuler the p^rmisses aforesaid and of every part & parcell thereof and the third pte of all rentys and yearly pfittys whatsoever reserved vppon whatsoever lease or grante leases or graunty in any wise had or made of the p^rmisses aforesaid or any pcell thereof togeather with all & eūy the deedys evidency writings escriptys & munimentys whatsoever concerninge the said third pte only of the p^rmisses aforesaid or any pcell thereof And the true Coppies of all such other deedys evidency writings escriptys & munimentys as concerne the said third pte of the said p^rmisses ioyntly with any other Landys tentys or hereditamentys which they the said Richard Maunsell and Elizabeth his wife or eyther of them or any other pson or psons to their or either of their vse behoofe or delyuēie haue or hath and which they or eyther of them maye lawfully have attaine gett or come by without suite in the lawe To have and to hould the said thirde pte of the said messuagy or teñty gardens yards Courty and all & singuler other the p^rmisses with thapptēncy in & by theis p^rsenty bgained & solde or mencioned to be graunted bgained & solde and eny pte & pcell thereof vnto the said Cuthbert Burbage & Richard Burbage their heires & assignes foreuer to the only & pper vse & behoofe of them the said Cuthbert Burbage & Richard Burbage and of their heires & assignes foreūmore And the said Ric^hard Maunsell & Elizabeth his wife for themselues their heires executors administrators & assignes and for eūie of them doe coveñnt pmise & graunt to & with the said Cuthbert Burbage and Richard Burbage their heires & assignes and to & with eūy of them by theis p^rsenty That they the said Cuthbert Burbage &

Richard Burbage their heires & assignes at all tymes hereafter and from tyme to tyme foreuer shall or lawfully maye peaceably & quietly have hould vse occupie possesse & enioye the said thirde pte of all & singuler the said messuagy & p'misses with thapptēncys before in & by theis p'senty bgained & sould or mencioned to be bgained & sould and eūy pte & pcell thereof without anye lett deniall eviccōn recovery intrupcōn or other ympediment whatsoeū of or by the said Richard Maunsell and Elizabeth his wife or eyther of them or of or by the heires or assignes of them or either of them or of or by any other pson or psons whatsoeū lawfully clayminge from by or vnder them the said Richard Maunsell & Elizabeth his wife or either of them or by from or vnder the rightys tytles or intesty of them or either of them And further that all & eūy the p'misses before in & by theis p'senty mencioned to be bgained & sould at thensealing & deliūie of theis p'senty are & be and so from henceforth foreūmore shalbe contynue & endure vnto the said Cuthbert Burbage & Richard Burbage their heires & assignes free and cleerely acquitted exōnated & dischargdged or otherwise sufficiently saued & keptt harmeles of & from all & singuler former bgaines sales guifty graunty leases renty arreragys of renty renty chargy Ioyntures dowers ffeoffementys vses wills fynes issues intayles mortgagys bondys recognizancy statuty marchant and of the Staple extenty execucōns intrusions debty of record and of & from all & eūy other titles troubles chardgy & incombrancy whatsoeuer at any tyme heretofore hadd made comitted done or suffered or hereafter to be hadd made comitted done or suffered by them the said Richard Maunsell & Elizabeth his wife or either of them their or either of their heires or assignes or any of them or by anie other pson or psons by or vnder the title meanes assent consent or pcurement of them or any of them And the said Richard Maunsell and Elizabeth his wife for themselues their heires executors administrators & assignes and for eūy of them doe & either of them doth coveñnt pmise or graunte to & with the said Cuthbert Burbage & Richard Burbage their

heires & assignes and to & with eūie of them by theis p'senty that they the said Richard Maunsell & Elizabeth his wife and the heires of the said Elizabeth and all & eūy other pson & psons and their heires any thing haveing clayming or rightfully p'tending to haue or claime or which at any tyme hereafter shall or may lawfully have claime or p'tend to have any estate right tytle or interest of in to or out of the said p'misses by theis p'senty graunted bgained or solde or of in or to or out of any pte or pcell thereof by from or vnder the said Richard Maunsell and Elizabeth his wife or either of them shall & will from tyme to time and all tymes hereafter for & during the space of seaven yeares now next ensuing the date of theis p'senty and att & vpon the reasonable request & requesty, and at the costy and Chargy in the lawe of the said Cutht Burbage & Richard Burbage or either of them their or either of their heires or assignes or any of them doe make suffer execute & acknowledge and cause & pcure to be done made suffered executed and acknowledge all & eūy such farther reasonable & lawfull act & acty thing & thingy devise & devises assurance & conveyancy in the lawe whatsoever for the further better & more pfect assurance & sure makeing of all & singuler the said bgained p'misses and eūy pte & pcell thereof vnto the said Cutht Burbage & Richard Burbage their heires and assignes according to the purporte tenor effect & true intent & meaninge of theis p'senty bee it by fyne feoffment recovery with one or more vowcher or vowchers deede or deedy inrolled or not inrolled the Inrollem^t of theis p'senty release confirmacōn with warrantie only against the said Richard Maunsell and Elizabeth his wife and the heires of the said Elizabeth or other wise without warranties and by all & eūy the deuises aforesaid or by soe many of them as by the said Cutht Burbage & Richard Burbage their heires & assignes or by their or any of their Counsell learned in the lawe shalbe reasonably deuised aduised & required, And lastly it is mutually coveñtnt graunted concluded & agreed by and betweene all the said pties to theis p'senty that all ffynes ffeoffmenty recoveries assurancy & con-

veyancy whatsoeuer heretofore hadd made comitted done or suffered or hereafter to be hadd made comitted don or suffered of the said p'misses by theis p'senty graunted bgained or sould by or betweene the said pties or any of them shalbe & invre and so shalbe deemed taken construed & expounded to be & invre to the only pp vse & behoufe of the said Cuthbert Burbage and Richard Burbage and of their heires & assignes foreuer and to none other vse intent construccōn limitacōn or p'pose whatsoeuer In witnes whereof the pties first aboue named to theis p'sent Indentures inſchangeably haue put to their handȝ & Seales the day & yeaere first aboue written.

M. Carew Et memorandū qd tercio die Augusti anñ regni dcī
dnī Regis Iacobi Anglie duodecimo p'fati Ricūs
Maunsell et Elizabeth vxor eius venerunt coram dcō dnō Rege
in Cancellarij sua et recognō Indentuū p'dcām ac omīa et singula
in eadī contentē et spīfīd in forma supradcā
Irō vicesimo septimo die octobris Ann R R Iacobi Anglie
duodecimo. Ex^r

SECTION IV

SALE OF THE PROPERTY ADJOINING BURBADGE'S THEATRE

XVIII

[*Loseley MS.*, No. 332 (59). Lord Cobham's Purchase. In 1602 Lord Cobham bought the kitchen built by Sir Henry Neville and the void ground adjoining.]

This Indenture made the Eleuenth day of Marche in the Three and ffortith yeaere of the reigne of our souereigne Lady Elizabeth by the grace of god of England ffraunce and Ireland Queene defendo^r of the faythe etc.: Betweene S^r George More of Loselie in the County of Surrey knight of the one ptie And the right honorable S^r Henry Brooke of the noble order of the Garter knight Lord Cobham Lord Warden of the ffine portȝ of the other ptie WITNESSETH that the saide S^r George More knight

for and in consideracōn of ffiftie poundys of lawfull money of England to him in hand before thensealinge of thes p'nty by the said Lord Cobham well and truly paid whereof and wherewth the said S^r George More acknowledgeth himselfe fullie satisfied contented & paid and thereof and of eu^y pte and pcell thereof clearly acquitteth and dischardgeth the said Lord Cobham his heires executo^{rs} & admⁿstrato^{rs} by thes p'senty hath graunted bgained solde released and confirmed and by thes p'nty doth graunt bgaine sell release and confirme unto the said Henry Lord Cobham his heires & assignes All and singuler that kitchen or teñt called the olde kitchen adioyninge to the southside of the mansion house of the said Lord Cobham in the blackfryars neare Ludgate in London latelie builded by S^r Henry Neuell knight Togeather wth the stairecase there leadinge out of the same kitchen into certeine chambers of the said S^r George More nowe in the tenure or occupacōn of S^r Ierom Bowes knight or of his assignes And one void pcell of ground lyeng & being enclosed vnder the Roofe of the said kitchen betweene the said kitchen & stairecase at the East end of the said kitchen and adioyninge to the same kitchen & stayres conteyninge Neine foot or thereabouty in lenght and about eighteene foot in breadth Togeather wth all that little peice of ground or soyle wherevpon the stairecase aforesaid nowe standeth conteyninge in lenght thirteene foot or thereabouty & about Eighteene foot in bredth And also all that Quill & the vse & Comodities of the same Quill of conduit water yssuinge & Runinge from the Conduit and water of the said S^r George More knight into the said void pcell of ground All w^{ch} or the most pte thereof nowe are in the tenure or occupacōn of the said Lord Cobham Together also wth free libtie at all tymes hereafter for the said Lo: Cobham his heires or assignes to Renue lay newe make amend & contynue the said Quill of water from the fountayne cesterne or pipe from w^{ch} it is taken & cutt out The ground or soyle for amending layeng newe makeinge or contynueng of the said Quill of water that shall from tyme to tyme be digged stirred or cast upp the said Lo: Cobham for him his heires & assignes Coveñteth &

gra'nteth to & wth the said S^r George More his heires executo^{rs} & admīstrato^{rs} to fill vpp againe after eūy suche amending renueng or newe makeinge of the said Quill AND also the said S^r Geordge More knight for the consideracōn aforesaid hath graunted bgained & sold vnto the said Lo: Cobham All & eūy the Reūcōn & Reūcōns Remainder and Remainders right title int'est & demaund of the said S^r George More of & in the said kitchen void ground stairecase soyle of the stairecase Quill of water and of & in all & singl^r the said p'missy before mencōned or intended to be bgained & sold wth theire & eūy of their app'tēncy And also all the Evidency Chrēs & writings w^{ch} only concerne the same TO HAVE AND TO HOLDE the said old kitchen void pcell of ground stairecase & little peice of ground or soyle whereon the said stairecase standeth Quill of water and all & eūy the said p'missy before by thes p'ntys mencōned or intended to be graunted bgained & sold And the Reūcōn & reūcōns Remainder & Remainders right title interest and demaund of the said S^r George More knight therein & in eūy pcell thereof wth all & singl^r thapp'tēncy to the said Lo: Cobham his heires & assignes to the only vse & behoef of the said Lo: Cobham his heires & assignes for eū AND the said S^r George More knight for him his heires executo^{rs} & admīstrato^{rs} doth Covenaut pmise & grant to & wth the said Henry Lo: Cobham his heires & assignes by thes p'nty in mann & forme following that is to say that he the said S^r George More knight at thensealing & deliuerie of thes p'nty is & standeth solie seased in his demesne as of fee to him & his heires of & in the said kitchen void Roome stairecase soyle Quill & of & in all & euery the said p'missy in thes p'nty mencōned or intended to be bgained & sold wth all & singl^r the app'tenancy of a lawfull absolute estate in fee simple to his owne vse w^{thout} any condicōn or lymitacōn of vse to alter or chaunge the same and hath full power & lawfull authoritie to graunt bgaine & sell the same to the said Lord Cobham his heires & assignes for eū in mann & forme aforesaid And also that he the said Henry Lord Cobham his heires & assignes & euery of them shall or may

for eu hereafter haue hold & enioy All & euý the said p'missy before by thes p'ntý mencõned or intended to be gr^{ted} bgained & sold wth all & euery theire app'teñcy acquitted dischardged or otherwise sufficientlie saved harmles of & from all form bgaines sales guifty graunty leases dowers Ioint'rs statuty m'chaunt statuty staple Recognizauncy iudgm^{ts} execucõns fynes for alienacõns intrusions chardgy troubles & incūbrancy what-soeū had made done or wittinglie & willinglie suffered by the said S^r George More knight or by S^r Willm More knight his father deceased or by any clayming by from or vnder the said S^r George More knight and the said S^r Willm More knight his father or any of them the renty & s'vicy from henceforth due to the Lord or Lordy of the ffee only excepted & foreprised AND further that he the saide S^r George More knight & Constance nowe his wyfe & the heires & assignes of the said S^r George More shall & will from tyme to tyme for & duringe the terme of three yeares next ensuyng the date of thes p'ntý vppon the request & at the costy & chardgy of the said Henry Lord Cobham his heires & assignes doe make knowledge or suffer or cause to be done made knowledged & suffered all & euý suche further & other acte & acty thinge & thingy in the lawe be it by acknowledgm^t of thes p'ntý fyne or fynes Recouerie or Recoueries wth double or single voucher release or confirmacõn wth warrantie only against the said S^r George More his heires & assignes for the further & better conveyenge of the said p'missy before by thes p'ntý mencõned or intended to be bgained & sold to the said Lo: Cobham his heires & assignes as by the said Lord Cobham his heires & assignes or by his or theire Councell learned in the lawes shalbe reasonable devised & advised IN WITNES whereof the pties aboue said to thes p'sent indentures interchaungeably haue sett their seales the day & yeare first aboue written.

[*signed*] Henry Cobham

[*attached, seal of arms in garter.*]

XIX

[*Losley MS.*, No. 349. In 1609, Sir George More sold the Pipe Office (or north section of Farrant's theatre), the Great House, the Great Garden (or old cloister ground), the Glass-House, and other messuages.]

THIS INDENTURE MADE THE Nynetenth daye of Iune in the yeres of the reigne of our Soveraigne Lord Iames by the grace of God kinge of England Scotland ffraunce and Ireland defender of the faith &c That is to saie of England ffraunce and Ireland the Seaventh And of Scotland the Two and ffortith Betweene S^r George More of Loslie in the County of Surry Knight and S^r Robert More knight Sonne and heyre apparent of the said S^r George More on thone p^{tie} And George Smith Citizein and Haberdasher of London William Banister Citizein and draper of London Richard Brooke Citizein and Weaver of London and Iohn ffreeman Citizein and Haberdasher of London on thother p^{tie} WITNESSETH That the said S^r George More and S^r Robert More for and in considerac^{on} of the some of One thowsand & three hundred poundy of lafull money of England to them the said S^r George More and S^r Robert More in hand att and before thensealinge and deliuy^{er} of theis p^{nty} by the said George Smith William Banister Richard Brooke and Iohn ffreeman trulie paid whereof and wherewith the said S^r George More and S^r Robert More doe acknowledge themselues fullie satisfied contented and paid and thereof and of eu^y p^{te} and p^{cell} thereof do Cleirely release acquite and discharge the said George Smith, William Banister, Richard Brooke and Iohn ffreeman and eu^y of them theire and eu^y of theire heires executors and adm^{str}ators by theis p^{nty} Haue graunted bargained sold aliened and confirmed and by theis p^{nty} do fully Cleirely and absolutely graunt bargain sell alien and confirme vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and Assignes forever All that Capital Messuage or Ten^{te} with thapp^{te}nc^y

called the greate howse with all Chambers Roomes Kithens entries staires easem^{ts} and Comodities thereunto belonging some-
tyme in the tenure or occupacōn of S^r William More knight deceased ffather of the said S^r George or his Assigne or As-
signes scituate and beinge within the Precinct of the late ffryery Monastrie Pryorie or howse of the late ffriers Preachers Com-
only called the Black ffryers in London nowe dissolved and to the same late Pryory monastrie or howse late belonging or
appteyneinge, Extending yt self in length from Certeine Roomes late of the said S^r William More sometymes vsed for the Pipe
office or for the s^zvice of the said Pipe Office vnto the howse nowe or lately vsed as for the pish Church of or for the in-
habitaunty of or within the Precinct called the Blackfryers, London aforesaid And also all that greate Garden and all
that and those groundy Courty and Curtiladges nowe or late called or knowne by the name of the greate Garden to the said
Capitall Messuage or tenēte belonging And all wayes and pas-
sages leading into the said greate howse and garden Together with all waters watercourses ffountaines and Conduity to the
said Capitall Messuage and gardein and other the premisses and eu^y or anie of them belonging or appteyneing, And also
all that Messuage or tenēte, with all Roomes, lodgings, Cellers, sollers, Chambers, lights, easem^{ts} wayes and Comodities there-
unto belonging, or vsed scituate standing and being within the said greate Garden late in the occupacōn of Nicholas Saunders
Esquier or his Assignes and sometymes in the occupacōn of one Henry Knolles Esquier deceased And also all those Roomes
and Lodgingy with their appteīncy scituate within the said greate Garden which late were in the tenure or occupacōn of
Henry Stringer or his Assignes and sometymes in the tenure or occupacōn of Thomas Iones Esquier deceased or his As-
signes Together with all that greate Vault or Lowe Roome adioyneing to the Roomes and lodgings last aboue mencōned
and late being in the tenure or occupacōn of Iohn Woodbourne Vintner or his Assignes And also all that greate Vault or
Lowe Roome adioyneing to the said greate Garden lyeing and

being at the South west end of the said greate garden nowe vsed and imployed for A glassehowse, And all that howse Tenēte and Romes nowe in the tenure or occupacōn of Iohn Bushroome stranger or of his Assigne or Assignes, Together also with all priuileidges liberties wayes passages Courty yardy backside lighty easem^{ts} voidgroundy and appteīnyng whatsoever to the said premisses and euē or anie of them or anie pte or pcell thereof belonging AND ALSO all those two Roomes sometyes vsed and occupied for the Pipe office or for sʒvice of the said Pipe office with A Loft or Garrett over one of the said Two Roomes And also all those Two Lowe Roomes and Celler lyeing vnder the said late Pipe office, And all that yarde and Voyd Roome adioyneing to the said Two Lowe Roomes and Celler And all that howse of office scituate and being att the North end of one Roome lately built vnder the Church of Blackffryers vnder the Messuage of the said S^r George More in Which Stephen Egerton Preacher nowe dwelleth Together with the gate standing vnder the said Messuage in which the said Stephen Egerton nowe dwelleth, All which premisses are scituate lieing and being within the Scite or Precinct of the late ffriery Monastrie Priory or howse of the late ffryers Preachers comonly called Blackfryers in London aforesaid nowe dissolved Together with all and sing^lr priuileidges liberties Conduity Conduite pipes Entries wayes voidgroundy gates easem^{ts} passages Comodities righty Iurisdiccōns and preheminences whatsoever to the said Capitall messuage and other the premisses in or by theis pnt^y mencōed or meant to be graunted or bargained and sold and euē or anie of them or anie pte thereof belonging vsed or appteyneing or with the same or anie of them nowe demised vsed or enioyed as pte pcell or member of the same or of anie pte thereof or as thereto belonging AND the Revercōn and Revercōns Remainder and Remainders whatsoever of the said premisses and euē of them and of euē pte and pcell thereof And all and euē the Renty Resʒvacōns and yerely profitty Reserved or payeable vpon all and euē or anie demise Lease or graunte made or graunted of

the said Capitall messuage or tenēte and other the premisses or of anie of them or of anie pte or pcell thereof And all the estate estates right title interest interesty vse possession Revercōn Revercōns Remainder Remainders inheritaunce Claime and demaund whatsoever which they the said s^r George More and s^r Robert More haue or either of them hath or of right ought to haue of in or to the said Capitall Messuage or tenēte and other the premisses with thapp'tēnc̃y in or by theis pnt̃y mencōed or meante to be graunted or bargained and sold and eũy & anie pte and pcell thereof Together with all and singl̃d writyng Chrēs Lres Patent̃y evidenc̃y escript̃y and minum^{ts} which concerne onely the premisses or onely anie pte or pcell of them Together also with true Coppies of such and so manie of the writyng Chrēs Lrēs patent̃y evidences escript̃y and mynum^{ts} which Concerne the premisses aforesaid or anie of them or anie pte or pcell of them together with anie other land̃y Teñty or hereditam^{ts} To be Coppied out att the prop cost̃y and Charges of the said George Smith William Banester Richard Brooke and Iohn Freeman All and singl̃d which said writyng Chrēs Lres Patent̃y evidenc̃y escript̃y & minum^{ts} remaineing nowe in the possession of the S^r George More and S^r Robert More or either of them or of anie other by or with theire or either of theire deliuỹ priuity or consent which concerne onely the premisses or onely anie pte or pcell of them Together with the true Coppies aforesaid To be Coppied out as aforesaid The said S^r George More and S^r Robert More do Coveñte promise and graunte for themselues theire heires executo^{rs} adm̃strato^{rs} and Assignes to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and Assignes to deliū or cause to be deliūed to the said George Smith William Banister Richard Brooke and Iohn ffreeman or some of their heires Att or before the Twentieth daie of October nexte ensuinge the date of theis pnt̃y safe whole vncancelled and vndefaced or in as good case and plight as the same nowe be To HAVE HOLD AND enjoy the said Capitall messuage or Tenēte and all and singl̃d other the said

messuages howses yardȝ gardeins passages Roomes voidgroundȝ liberties Renty Reversions sȝvices and all and singl̃ other the premisses in or by theis p̃ntȝ graunted or bargained and sold or mencōed meante or intended to be herein or hereby graunted or bargained and sold with all theire and eũ of their rightȝ members and appteñcy vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman their heires and Assignes to and for the sole onely and proper vse and behoof of the said George Smith William Banister Richard Brooke and Iohn ffreeman their heires and assignes forever absolutely without anie manner of Condiçō or Revocacō AND the said S^r George More and S^r Robert More and either of them for themselues their and eũ of their heires executo^{rs} and adm̃trato^{rs} do Coveñte and graunte to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman and eũ of them their and eũ of their heires and Assignes by theis p̃ntȝ in manner and forme followeing that is to saie That they the said S^r George More and S^r Robert More or one of them att the tyme of then-sealing and deliuy of theis p̃ntȝ are or one of them is and standeth and vntill the tyme wherein the state and assuraunce of and in the premisses shalbe first had made executed and vested to and in the said George Smith William Banister Richard Brooke and Iohn ffreeman their heires and assignes by or according to the purport and true meaning hereof shall stand and bee sole rightfull owner or owners and lauffully and rightfully seised in their or owne of their demeasne as of ffee or ffee taile with the Revercōn or remainder in ffee simple thereupon expectant in them or one of them of and in the said Capitall message or tēte howses Cellers roomes lodgings Gardeins Renty Revercōns sȝvices and heredytam^s and all and singl̃ other the premisses in or by theis p̃ntȝ graunted or bargained and sold or mencōed meant or intended to be herein or hereby graunted or bargained & sold and of and in eũ pte and pcell thereof of a good lauffull and pfect estate in the Lawe in demasne and in ffee simple or fee taile without anie manner

of Condiçõ Revocacõn lymitaçõn of vse or vses or other matter or thing whatsoever to alter Chaunge determine or defeate the same estate And without anie Revercoñ or Revercõns remainder or Remainders thereof or of anie pte thereof in our soũaigne Lord the Kingꝝ Ma^{tie} his heires or Successor's And that they haue or one of them hath in himself or themselues in theire or one of theire owne right full power good right and lauffull interest and ability and auctoritie to graunte bargain and sell the said Capitall messuage or teñte and all and singl^d other the premisses in or by theis pñty mencōed meante or intended to be graunted or bargained and sold vnto the said George Smith William Banister Richard Brook and Iohn ffreeman theire heires and Assignes to and for the sole and onely vse and behoof of the said George Smith William Banister Richard Brook and Iohn ffreeman theire heires and Assignes forever in manner and forme aforesaid AND ALSO that aswell the said Capitall messuage or teñte and all and singl^d other the premisses in or by theis pñty mencōed meante or intended to be graunted or bargained and sold with all and singl^d thapptenncy As also the said George Smith William Banister Richard Brooke and Iohn ffreeman and eu^y of them theire and eu^y of theire heires and assignes for and concerning the same att thensealing and deliuy^r of theis pñty are and be and so from henceforth forever shall remaine Contynewe and be vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes free and Cleire and ffreely and cleirely acquitted and discharged or ells shalbe from tyme to tyme and att all tymes hereafter vpon reasonable request forever well and sufficiently saved and kept harmeles by the said s^r George More and s^r Robert More or one of them theire or one of theire heires executo^rs and admūstrato^rs or by some of them of and from all former and other bargaines, sales, guifts, graunts, Leases, statuty, Recognizauncs, Iudgm^{ts}, extents, execucõns, ffynes, ffeoffem^{ts}, Ioyntures, dowers, titles of dowre, annuities, vses, intailes, Renty, and arrerages of Renty, And of, and from, all other Charges

estates, titles, troubles, and incombraunces whatsoever, had made Comitted or done by o^r soveraigne Lord the King^y Ma^{tie} S^r Thomas Cawarden knight deceased the said S^r William More knight deceased and the said S^r George More and S^r Robert More or by anie of them Except the Renty and s^yvices from henceforth to growe due to be paid or done to the Cheef Lord or Lord^y of the ffee or ffees of the premisses for or in respect of the same or of his or theire Seignory or Seignories And except all tenths, ffifteenes and Subsidies wherewith the bargained premisses shall or may be Charged to the King^y Ma^{tie} his heires and successors. And also except Two severall Leases hereafter specified that is to saie One Lease of the said Capitall messuage or Ten^{te} called the greate howse and Certain other p^{ce}ll^y of the premisses made by the said s^r William More to Raph Bowes Esquier for the terme of Twenty and one yeres And for the yerely rent of Threescore and sixe pound^y thirteene shilling^y and ffoure pence by Indenture dated the Last day of March Anno dñi 1596 and in the Eight and thirteth yere of the reigne of our late so^uaigne Ladie Queene Elizabeth and One other Lease of the said two Romes lately vsed for the Pipe office and certain other p^{ce}ll^y of the p^rmisses made by the said s^r George More to s^r Ierome Bowes Knight for the terme of Sixteene yeres and for the yerely rent of foureteene pound^y Sixe shilling^y and Eight pence and certain Glasses therein reserved and mencōed by Indenture dated the Three and Twentieth daye of Aprill in the Three and ffortith yere of the Reigne of our said late soueraigne Lady Queene Elizabeth WHICH said severall yerely Renty and glasses res^yved and ly^mitted to be paid and deli^ued in and by the said severall Leases shall and may from henceforth growe payeable and due to be paid and deli^ued to the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires and assignes by or according to the purport and true maning hereof AND THE said s^r. George More and s^r Robert More and either of them for themselues theire heires executo^rs and adm^ustrato^rs do Coveⁿinte and graunte to and with

the said George Smith William Banister Richard Brooke and Iohn ffreeman and euý of them theire and euý of their heires and Assignes by theis pñty that they the said s^r George More and s^r Robert More or one of them theire or one of their heires and assignes shall and will forever hereafter warrant and defend to the said George Smith William Banister Richard Brooke and Iohn ffreeman their heires and assignes the said Capitall messuage or tenēte and all and singl^o other the premisses in or by theis pñty mençoēd meante or intended to be graunted or bargained and sold with their appteñcy and euý of them and euý pte and pcell thereof against our said souaigne Lord the Kingy Ma^{tie} his heires and successo's and against the said s^r George More and s^r Robert More and their and either of their heires and against the heires of the said s^r William More and against the heires of the said s^r Thomas Cawarden and all & euý other pson and psons Claimeing or pretending to haue anie right title or interest of in or to the said Capitall messuage or tenēte and other the premisses in or by theis pñty mençoēd meante or intended to be graunted or bargained and sold with thappteñcy or of anie of them or of into or out of anie pte or pcell thereof except before excepted by from or vnder our said souaigne Lord the Kingy Ma^{tie} s^r George More s^r Robert More s^r William More and s^r Thomas Cawarden or anie of them theire or anie of their heires or successo's or by from or vnder their or anie of their estate right title or interest AND THE said s^r George More and s^r Robert More and either of them for themselues their heires executo's and admñstrato's do also Coveñte and graunte to and with the said George Smith William Banister Richard Brooke and Iohn ffreeman and euý of them theire and euý of their heires and Assignes by theis pñty That they the said s^r George More and s^r Robert More and either of their and either of their heires and Assignes and euý of them and the nowe wives of the said s^r George More and s^r Robert More and all and euý other pson and psons and their heires Anie thing lafully haueing or rightfully Claimeing or which

shall or may anie thing laufully haue or rightfully Claime to haue of in or to or out of the said Capital messuage or ten̄te or to of in to or out of all and eūy or anie other the premisses in or by theis p̄nt̄y graunted or bargained and sold or mencoẽd to be graunted or bargained by from or vnder the said s^r George More s^r Robert More and s^r William More or anie of them theire or anie of theire estate right interest meanes or procurem^t (except y^e before excepted shall & will att all & eūy tyme and tymes hereafter during the terme and space of Seaven yeres nexte ensuing the date of theis p̄nt̄y vpon eūy Reasonable request to be made by the said George Smith William Banister Richard Brooke and Iohn ffreeman or anie of them theire or anie of theire heires or assignes to the said s^r George More and s^r Robert More or either of them theire or either of theire heires or Assignes And att the Costy and Charges in the Lawe of the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires & assignes do make knowledge seale and execute and suffer and procure to be made done sealled knowledged & executed all & eūy such further & other lafull reasonable act and acty thing & thingy device & devices & Conveyaunces & assuranc̄y in the Lawe whatsoever for the further better p̄fecter and cleirer conveying & assureing of the said Capitall messuage or ten̄te and other the p̄misses in or by theis p̄nt̄y graunted bargained or sold or mencõned ment or intended to be herein or hereby graunted or bargained & sold wth theire ap̄pteñcy & eūy p̄te & p̄cell thereof To the said George Smith William Banister Richard Brook & Iohn ffreeman theire heires & assignes To & for the sole onely & prop v̄se and behoof of the said George Smith William Banister Richard Brook & Iohn ffreeman theire heires & assignes forē according to the true intent & meaning of theis p̄nt̄y Bee yt by recoūy or Recoūys wth Voucher or Vouchers deed or deed̄y inrolled or not inrolled knowledging and inrollm^t of theis p̄nt̄y ffyne or ffynes with or wthout proclamacõs ffeoffm^t or ffeoffm^s Release or confirmacõ wth warranty against our said Sovereigne the Kings Ma^{tie} S^r George More s^r Robert More s^r William

More and s^r Thomas Cawarden & eu^r of them theire & eu^r of theire heires Successo^rs & assignes and all psons laufully claimeing or laufully to claime by from or vnder them or anie of them (except the before excepted or without warranty or by all or anie the wayes or meanes aforesaid or by anie other lafull waies or meanes whatsoever wth warranty onely as aforesaid or without warranty As by the said George Smith William Banister Richard Brooke and Iohn ffreeman or anie of them theire or anie of theire heires or Assignes or theire or anie of theire Counsell learned in the Lawe shalbe Reasonably advised devised or required AND moreouer the said s^r George More & s^r Robert More for the Consideracōn aforesaid haue graunted bargained & sold & by theis pnt^y do graunte bargaine & sell vnto the said George Smith William Banister Richard Brooke and Iohn ffreeman theire heires & assignes All the right title estate Claime & demaund which they the said s^r George More & s^r Robert More haue or either of them hath or ought to haue of in & to all other the howses land^y ten^{ty} Roomes voidground^y yard^y entries wayes & heredytam^s of the said s^r George More and s^r Robert More and either of them scituate lyeing & being wthin the precinct of the said late ffryery Monastrie or Priory and not heretofore bargained sold or Conveyed away by the said s^r William More s^r George More & s^r Robert More or by some or one of them AND IT IS Coveñted graunted Concluded & agreed by & betweene the said pties to theis pnt^y That all & singl^d ffyne & ffynes Recou^y & Recou^ys & other act^y Conveyaunc^y & assuranc^y whatsoever had made knowledged suffered or executed & to be had made executed or suffered of or conōning the said p'misses by theis pnt^y graunted or bargained & sold or mencoēd to be graunted or bargained of or conōning anie of them or anie pte thereof as by or vpon or by reason of theis pnt^y or by or betweene the said pties to theis pnt^y shalbe & shalbe adiudged deemed & taken to be to and for thonely prop vse & behoof of the said George Smith William Banister Richard Brooke & Iohn ffreeman and of theire heires & assignes forever & to none other vse intent or purpose

whatsoever In wytnes whereof the said pties to theis pñte
Indentures interchaungably haue sett theire handys & seales
Yeouen the day and yere first above written.

George Smith

W^m Banester

R B

Io: freeman

NOTES

Figures in bolder type refer to the page, those in ordinary type refer to the line.

P. 2, 5-9. The bill of complaint, the interrogatories administered to the witnesses, and the depositions and evidences are Nos. 417, 422, 427, 428 of the *Loseley MSS.* There was also an earlier bill of complaint (undated) by one Harrys, the answers to which have been preserved and are now catalogued No. 432. Parcel No. 425 contains also several documents relating to the same disputes and giving interesting details about St. Anne's Chapel, the conventual church, and the churchyard. They do not, however, supply more information than may be derived from the documents here printed and that published by Mr. Greenstreet in the *Athenaeum* (1886), ii. 91.

P. 3, 1-2. *The bishop of Ely . . . Mr blackwell.* A draft of the same document (*Loseley MS.* 390) has, in Sir William More's handwriting: 'S^r ffrauncys bryan and then S^r Antony Agger then after'. In 1554 Sir Thomas Cawerden conveyed to 'Thirbye byshope of Elye' property which is not specified (*Loseley MS.* 1396, f. 87^v), probably the upper part of the choir, part of the dormitory, and the vestry (cf. Sir Th. Cawerden's and Sir Francis Bryan's grants). There exists also a letter from William Blackwell (June 21, 1551) asking for a grant of the 'lytle vestrye grounde' in favour of Richard Goodrick, the then bishop of Ely (*Letters to 1580*). The rest of Blackwell's property was constituted by that part of the monastery which Edward VI granted to Sir Francis Bryan in 1548 (Dec. 12). The letters patent enumerate 'totam illam Aulam nram . . . parcell domus Capitularis ibidem ac adiungen^{cl} Claustro ibidem ex parte orientali / Ac totum illum scitum . . . nup nuncupa^t le Priors lodgyng ibidem modo in tenura siue occupacoe dci francisci Necnon totam illam Cameram nram sub^tus le Dorter . . . adiacen^{cl} vsq3 ad dcm Claustum ex orientali parte p^rdic^t Ac totam aliam Camam nram ibidem & p^rtic^{em} p Cellario voca^t a Buttrey adiacen^{cl} eidem Claustro. / Ac totam illam domū nram ibidem voca^t a storehouse sub^tus le Dorter p^rdic^t ibidem adiacen^{cl} vsq3 ad Cellariū voca^t le buttrey ibm ex boriali parte / Ac totam illam domū nram ibm p focali adiacen^{cl} eidem domui voca^t the Storehouse Necnon totam illam Coquinam nram ibidem cum quodam curtilagio adiacen^{cl} vsq3 le Storehouse ibidem ex orientali parte / Ac eciam totam illam domū nram ibidem voca^t a larderhouse adiacen^{cl} vsq3 ad Coquinam ibidem ex boriali parte Ac totum illud Cellarium nrm ibidem adiacen^{cl} vsq3 ad dictū domū voca^t the larderhouse & Coquinam ibidem ex orientali parte Ac totam illam paruum Camam nram ibidem adiacen^{cl} vsq3 ad eccliam de le Blackefriers p^rdic^t ex australi parte ibidem / Ac totam illam Capellam nram ibidem adiacen^{cl} vsq3 ad eccliam dic^t nup domus frm p^rdicatoz ibidem ex parte australi / Ac totum illud Cenaculum nrm ibidem voca^t a Parler sub^tus domū & edificiiū voca^t le gallerey ibm adiacen^{cl} vsq3 ad dcm Capellam ex australi parte p^rdic^t / Ac totam illam magnam Camam nram voca^t a greate dynyng Chamber sup^a Cellariū ibidem / Accciam totam illam Cameram nram ibidem voca^t a bedde Chambre cum parua Cama sup^a eandem & adiacen^{cl} vsq3 ad

dēam magnam Cam̄am ibidem ex boriali parte / Ac totam illam aliam Cam̄am ibidem adiacen̄ sup finem occidentalem dēe magne Cam̄e vocat̄ the greate Chambre / Ac totum illud edificiiū & domū n̄ram vocat̄ le gallerye sup^a Cenaculum ibidem adiacen̄ vsq; finem orientalem dēe Cam̄e vocat̄ the greate Chambre Aceciam totam illam domū & edificiiū n̄rm vocat̄ le lytle gallerie ibidem cum duabz paruis Cameris sup^a eandem adiacen̄ vsq; ad dēam magnam Camerā ex australi parte p̄dic̄ / Ac totam illam Cam̄am n̄ram sup^a Aulam p̄dēam ibidem cum diūsis p̄ticōibus infra eandem adiacen̄ vsq; ad dēam paruam galeriam ex australi parte p̄dic̄ / Aceciam illa duo gardina n̄ra ibidem adiacen̄ vsq; ad dic̄ hospiciū vocat̄ le Priours lodgyng ex orientali parte & sup magnam Garderobam regiam ibidem vulgarit̄ vocat̄ the kynges greate Warderobe ex occidentali parte continen̄ p̄ estimacōem vnam acram t̄re cum om̄ibus & singulis suis p̄tinen̄ (*Rec. Off. Patent Roll*, 2 Edw. VI, pt. 7. A copy in *Loseley MS.* 1396, f. 63^v-64^v; also No. 392). It is to be remembered that the house bought by Shakespeare was erected over the great gate leading to William Blackwell's mansion-house.

10. *The lorde warden*, i.e. Sir Thomas Cheyney, who in 1539-40 (March 16) was granted 'om̄ia & singula illa mesuagia tēta domos edificia gardina Curtilagia & t̄ras n̄ra cum p̄tinen̄ modo in tenura & occupacōe dēi Thome Cheyne et quondam in tenura & occupacōe Iaspi flyloll & nup in tenura & occupacōe Thome fereby & Wiſſi lylgrave' (*Patent Rolls*, 31 Hen. VIII, pt. 6; a copy in *Loseley MS.* 1396, f. 65^v). The vagueness of the terms of this patent was the cause of a litigation between Henry Poole, Sir Thomas Cheyney's heir, and William More, the particulars of which are to be found at pp. 35 sqq. of this volume.

12. *Sr Mr Ierninggam*. (*Sic* in MS.) The scribe wrote first 'Sr Edmundē', then crossed out 'Edmundē' and wrote 'Mr', forgetting to delete 'Sr'. The draft of the same document has 'Kyngston then aft̄ Mr Ierninggam'. Sir Henry Jerningham was the son of Lady Kingston. In 1536 (Sept. 20) John Hilsey, Prior of the Convent, let out to Sir William Kingston, Lady Mary Kingston, and Henry Jerningham 'all the mesuage tēty gardyn which of late was in the handes of Dame Elizabeth Dentonys with a waye to the water syde bytwene the gardyne of my ladye Paycokes of the weste parte and the garden of Richarde Trice of the easte parte And also two chambers and a seller vnder nethe the libarye which sume tyme was the vnder libarye adioyned to the hill garden' (*Aug. Off. Book*, 216, f. 52). In 1540 (May 6) Henry VIII let to Sir Wm. Kingston 'totum nup Claustrom vocat̄ le Inn̄ Cloyster modo gardinū existens Ac om̄ia domos & edificia subtus do[r]mitoriū Ac totam Aulam pmptua? & Cella? ex pte boriali dic̄ Claustri ac totam domū & edificiiū vocat̄ le lybrarye ex pte orientali dic̄ Claustri ac totam illam ptem Dormitorij que non assignat̄ nec dimittit̄ Dñe Anne Grey vidue ex pte boriali dic̄ Claustri Necnon totum spacium subtus infra claustrom p̄dic̄ necnon totam domū & edificium vocat̄ le ffermye ad occidentalem finem dic̄ Claustri Ac tot̄ spacium supra & subtus eidem spectan̄ Ac tot̄ pistrinū & domū Braseam ad dic̄ le ffermye adiacen̄ Ac vnum stabulum scitua? pp̄ ad dic̄ Domū Braseam vnam om̄ibz vijs semitis introitibz & exitibz' (*Aug. Off. Book*, 212, f. 134^v, or *Loseley MS.* 332 (30). See also particulars of this lease in *Aug. Off. Miscell. Book*,

191, f. 57). In 1543 (July 10) Lady Kingston, widow, and her son surrendered the 1536 lease and had a new one made of the same premises for twenty-one years (*Aug. Off. Miscell. Book*, 216, f. 52). Lastly, in 1545 (Sept. 5), Lady Kingston was granted, first, the reversion and rent reserved on the 1543 lease (Lady Dentonys's messuage); secondly, 'totum illud Claustrum trā solum & Gardinū nrm vocat le Inner Cloysteryarde & hereditamentum nrm vulgariꝝ vocat le Inner Cloyster cum pūn nup in tenura dicꝝ Willelmi Kyngeston militis & modo in tenura dñe dñe Marie Kyngeston . . . totam illam domū nram ac omnia domos . . . vocat le lybrarye scituaꝝ et existeñ ex parte orientali dñi Claustrī tñe soli et hereditamenti vocat le Inner Cloyster . . . Necnon totam illam domū . . . vocat le ffermorye scituaꝝ & existeñ ad occidentalem finem dñi Claustrī . . . Ac totum spaciū trā solum edificiū & hereditamentum nrm supra & subtus idem le fermorye existeñ ac eidem le ffermorye spectan vel ptineñ . . . Necnon totum illud pistrinū nrm & brasineam nram dñe le ffermorye adiacen . . . Ac totum illud Stabulum nrm cum pūn dicꝝ domui brasinee pp adiacen . . .' (*Rec. Off. Patent Roll*, 37 Hen. VIII, pt. 1; or copy in *Loseley MS.* 1396, f. 72^v-73^v).

18-19. *edefics which he holdeth*, &c. These were the wash-house, the mill-house, the plumbers' room, a stable, and other smaller houses adjoining (*Loseley MS.* 424). They were in 1562 (the date is given by the draft of a letter from More to Jerningham, *Letters to 1580*) the object of a law-suit between Sir Henry Jerningham and William More. The papers relating to this controversy supply very interesting information concerning the buildings which were south of Burbadge's theatre; but it is impossible to give them here, for want of space. They are to be found in Bundle 424 of the *Loseley MSS.* The following extract, however, bears directly upon the subject of this publication. A document endorsed 'Mr Jerninghm for y^e howses in controversy' has: 'As myche of ff[]y[]his howse as standythe oñ the frattere cont xxxiiijth foote in lengthe and xxvj in bredthe' (*Loseley MS.* 424). The name might be 'ffrythis', but the third and fifth letters are faded away. Upon the dispute between Jerningham and More was grafted another contestation between More and one Mr Kempe, the latter as 'buyere of tytles'. It appears that 'by cullo' of this graunt of the fermerye and of the buldyng &c. aboue and benethe' Kempe claimed 'a great Rome cauled the plyament Chamḃ'.

'ffor aunswere whereunto' More said:

'ffyrst the fermerye had a rome about the same w^{ch} was a lodgyng for those that were syck and also one othere Rome benethe the fermerye all w^{ch} Mr Kemp hathe.

Also the plyament chamḃ dyd neū pteyne to the fermerye and ys iij tymes as byg as the said fermerye.

Also there neū was anye waye or passage to go out of the fermerye to the sayd chamḃ.

Also the sayd chamḃ was not rentyd at the time of the graunt nor Long after to any pson but kept in the kyngs handys to the vse of the Reuells.

Also yt was neū in the tenure of S^r wyllm Kyngston

Also k. henrye the viijth possessyd hyt duryng his lyf

Also kyng Edward dyd the lyke vntyll the second yere of his Reygn at w^{ch} tyme he let yt by lease to S^r Thomas Cawarden /

Also the chamb^r ys couyd all w^t led beyng more worthe then all the monye he payd for the purchas /

Also S^r Thomas Carden hauyng the same graunted vnto hym and his heyres by kyng Edward in the iiijth yere of his Raygn dyd quyetye enioye the same duryng his Lyf as I haue done eū syns vntyll this pñt So that almost theyse fortyn yers and syns the la. Kyngstons graunt ther was neū any tyle made to the same / Yf S^r henry Iernynghm had thought he had had anye interest in hyt he wold in quens Maryes time haue sowght the same beyng then vyce champleyne and of the prevy conceyle and S^r Tho Cawarden in dysgrace and comytted to the fleat and afterwerd^s comytted to his howse' (*Loseley MS.* 424).

Another document (426 (2)) endorsed: 'Answers to M^r Kemps demaund^s', and which is a duplicate of the above, gives the following variant: 'the plyament chamb^r whereof pte ys oū the rome aboue the fermerye dyd neū pteyne to the fermerye beyng also iij tymes &c.'

This room, called 'the parliament chamber', is evidently the old 'frater', for this is the only room leased to S^r Thomas Cawarden in the neighbourhood of the fermery, and large enough to be three times as big as the said fermery (cf. page 6 and note). We know also that at one time Sir Thomas Cawarden was using the 'frater' for the Revels (cf. Feuillerat, *The Revels at Court in the Time of King Edward VI and Queen Mary*, note to p. 18, Doc. III).

22. *harres*, &c. In 1544 Robert Harris was granted a messuage in the tenure of Agnes and Henry Foxe, *alias* Fowlkes (*Rec. Off. Patent Roll*, 36 Henry VIII, pt. 9). In the same year Paul Gresham and Francis Boldero were granted certain houses and gardens lying east of the cloister (*Aug. Off. Miscell. Book*, 191, f. 62; *Patent Roll*, 36 Hen. VIII, pt. 10. A copy in *Loseley MS.* 1396, f. 77^v, also in No. 393).

31. *S^r philipp hobby*. The situation of Sir Philip Hoby's house is given by an indenture, made the 26th of April, 1561, between William More and Richard Onslow, Esq., and Katharine his wife, witnessing that More has let out 'all y^e his litle garden plott or pcell of ground late in y^e occupacōn of s^r Phillip Hobbie knight deceased scitua^t . . . betwene y^e howse or tēit and garden late of the said s^r philipp hobby on the est part and y^e garden of ffrancis Picher otherwise called ffraunces the post on the west parte and two litle gardens whereof thone is now in y^e occupacōn of y^e said ffraunces picher And thother is now in y^e tenure or occupacōn of Simond palmer on the North pte and y^e garden now of y^e said Richard and Katharine and late of Dame Lucy Harper decessed on the South parte w^{ch} said Litle garden plott or pcell of grownde before demised conteyneth from Est to west one and twentie yarges and A half yarde and from North to South nintene yarges and three quart^{rs} of A yard eūy of y^e said yarges conteynige three fote of assise' (*Loseley MS.* 1396, f. 38^r, or 348). Part of the premisses occupied by Richard Onslowe and Katharine are also described in an Inquisition held in 1571 (Sidney J. Madge, *Abstracts of Inquisitiones*

Post Mortem, 1561-1577 (Index Library), p. 139) as 'extending to the messuage and garden late of Lucy Harper, deceased, and then of the said Richard Onslowe and Katherine on the north, the tenement late of Thomas Cawarden, Knt deceased and then of William More, Esq. on the south, the house of the said Francis [Pycher] then or late in the tenure of Garret Nyce on the west, and to the east to that part of the said messuage of the said Richard Onslowe abutting on the "Gallerie" of William Lord Cobham.'

The Francis Picher mentioned in the preceding documents had been granted, by letters patent dated Jan. 2, 1543-4, 'illud messuagiū & tenementū nrm ac vnū gardinū nrm eidem adiaceñ . . . in tenura . . . Iohis Iames . . . / illud messuagiū et tenementū . . . in tenura Iohis hareys / Necnon vnam Turrim scituā et adiaceñ gardino ibm ppe pontem Brydewell p Rivū Thames; ibm / Ac omia illa quatuor gardina nra . . . in sepalibus tenuris siue occupacionibus Iohannis Growte, Beatricis Reynolds vidue, ac Willi Taylor et Iohis Saxeye . . .'
(*Loseley MS.* 1396, f. 68v).

To return to Sir Philip Hoby, in a rental for the year 1557 he is given as paying x^s quarterly 'for ij gartheyns next his howse' (*Loseley MS.* 1390. Cf. 11).

35. *M^r Tate*. The grant was made in 1542-3 (March 5) (*Pat. Roll*, 34 Hen. VIII, pt. 7, or *Loseley MS.* 1396, f. 67v). His tenements lay towards the water side.

P. 4, 1. *M^r parris*. The letters patent are dated July 3, 1540. A copy is in *Loseley MS.* 1396, f. 64v. (Cf. Brewer, *Letters and Papers . . . Henry VIII*, xv, p. 467.) In 1540 (July 5) Parris sold part of this property to Sir Christopher More (*Loseley MS.* 1396, f. 124v). This deed of feoffment shows that Sir Christopher More's house was situated between the way from Ludgate to the Thames on the east, and the 'towndyche' on the west.

13. *peter hosyer*. He was also called Peter Gobert (*Loseley MS.* 446) and Flint (*Loseley MS.* 422). His lands in Blackfriars are enumerated in his Inquisition taken in 1568 (Dec. 8). Cf. Sidney J. Madge, *Inquisitiones Post Mortem*, 1561-1577, p. 115. Another document (*Loseley MS.* 434) endorsed, 'Plate for the ground in the blacke ffryars', which seems to refer to the appointment of ground mentioned at 5, 23, helps also to locate Hosier's house, and more generally the houses on the north side of the cemetery.

15. *Nycolas Crotcher*. His letters patent are dated June 26, 1544 (*Pat. Roll*, 36 Hen. VIII, pt. 18).

30. *John Barnard*. He was the Clerk Controller of the Revels. In his Inquisition held in 1560 (cf. G. S. Fry, *Inquisitiones Post Mortem*, 1485-1561, p. 192) the house of John Barnard is said to have been at that time in the tenure of William Tanner. Now, from a memorandum made in 1562 (*Loseley MS.* 406) we learn that till 1562 'the Tower' 'was in the tenure of M^r Tanñ'. This identifies Barnard's house with the 'Square Tower', called in other documents 'the Church Porch'.

The Square Tower is described in an Indenture made the 20th day of September 1592 'betwene S^r Wm More of Loseley . . . & George More . . .

and Gedion de Lawne . . . apothecarie', witnessing that Sir William More and George More have 'to ferme lett . . . all those romes . . . called or knowne by the name of the square Tower sometyne called the Church portche . . . that ys to say all that ther great shopp now in thoccupacōn of the said Gedion & alsoe all those their three paire of stayres one above an other leadinge out of the entrye there adioyninge to the said great shopp upp into the stone chambers & into the garrett over the tymber howse wth free & quyett ingresse egresse & regresse in upon & thorow the said entrie to & from the said great shopp & stayres aboue demysed. . . . And . . . all those ther twoe lofty or chambers comonlie called the Stone chambers directlie over the said Shopp & entrye. And alsoe all that their Rome directlie over the said Stone chambs now couēd wth leade together wth all that their garrett called the garrett over the said tymber howse. And alsoe all that ther one other litle garrett adioyninge westwardes to the said Garrett last aboue mencōned being pcell of the said tymber howse & windowes & lighty to the p'misses aboue demysed belonginge. And alsoe free accesse . . . to vse the privie or wydrafte now beinge wthin the said tymber howse. . . . And free passage & course for the rayne water fallinge from the howses or buildinges aboue by theis p'sent demysed into the yarde there now in thoccupacōn of Richard ffel'd' (*Loseley MS.* 332 (356)).

Another indenture, made the 31st of October, 1593, gives supplementary information, witnessing that Sir Wm. More and George More have sold to Delawne 'all that Mesuage or Tefit called the Square Tower sometyne called the Church portch & the litle gaterome therevnto adioyninge nowe in the seūall tenures or occupacōns of Gedion De Lawne & Richard ffelde . . . sometyne in the tenure or occupacōn of Thomas Votrolier [More let this tenement to Votrollier in 1573 (Nov. 27), *Loseley MS.* 348] . . . all that Shopp comonlye called the Round house or Corner shopp adioyninge to the saide Mesuage above mencōned . . . now in the occupation of Pawle Buck. . . . And also all those two Mesuages or Tefites nowe in the seūall tenures or occupacōns of Peter Dorangia Xpōfer Hilton Richard Bouffault & Mathewe Diar . . . & sometyne in the seūall tenures or occupacōns of the saide Dorangia & one Wiſſm Tanñ. . . . And also all that garden yard or backside lyinge & adioyninge to the two Mesuages . . . last mencōned . . . nowe in the tenure of the saide Peter Dorangia . . . conteyninge in length from East to west about Nyne yardes & a halfe & in bredeth from North to South at the Estend about fourtene yardy & at the West end about tenn yardes and a halfe . . . sett lyinge . . . betwene the Mesuage of theires of Richard Onslowe Esquire on the south parte & the saide Shoppe called the Rounde house or Corner shopp on the North pte & the highe waye leadinge from the Blackfryers stayers & from Bridewell stayers towards Ludgate on the west parte And also all those chambers Romes comodityes & hereditam^{tes} nowe or late in thoccupacōn of the saide Peter Dorangia . . . w^{ch} are directlie ou the saide Shoppe called the Round house or Corner shopp & w^{ch} were sometyne in the tenure or occupacōn of the saide Wiſſm Tanner. . . .' (*Loseley MS.* 348). Other documents relating to the Delawne property—too long to be included

here—are to be found in *Close Rolls*, No. 2087, 2108, 2223, 2305, 2356, 2376, 2416, 2953.

32. *Thoms Phillipps*. He was Clerk of the Revels. For his house see Index.

P. 5, 23. *Appoynted grownde for the church*. Cf. note to 4, 13.

P. 6. *Document II*. The lease grounded upon this survey is *Loselzy MS.* 332 (34). A copy is in 1396, f. 62^v. It is dated April 4, 1548, and is in Latin. It agrees on the whole with this survey, but differs on the following points: (1) it gives the length of the buttry as 96 feet, and the breadth as 36 feet; (2) it omits the houses claimed by the Lord Warden.

24. *a decayed galerye*, &c. This part of the property is described in a Survey taken by Thomas Blagrove and [Thomas] Bocher in 1552 (Oct. 12):

Brydewell Lane }

A GALARYE standinge oū the water that cometh owte of the towne diche at holborne ruſyng into the temys foraneanste Brydewell, abuttinge Easte vpon the seide tenement of Iames la ſforhey in lengethe xiiij ffoote / Sowthe vpon the seide water in lengethe xliij² ffoote / Weste vpon an highe waye, leadinge from Brydewell to the temys side (enlonges and betwene the seide water and the walles of the howse of brydewell) in lengethe xiiijⁿ ffoote / and Northe vpon a bridge and Stayers standinge oū the same water in lengethe xliij² ffoote / which is in decaye and therefore yeldethe

ū ſ vacat.

A BRYDGE & STAYERS of Tymber standinge ouer the seide water forancanste Brydewell abutting Sowthe vpon the seyde gallery in lengethe xxxix² ffoote / weste vpon the seyde highwaye leadinge to the Temmy[s] betwene the seide water and the howse of Brydewell the butt in lengethe that waye .x. ffoote Northe vpon the seide water in lengethe xxxix² ffoote and Easte vpon the lane hereafter foloweinge and mencyoned in lengethe .x. ffoote yealding in yearly rent

ū ſ for that the same ar not inhabited or put to any vse for pfett but only resqued for a comūne passage highe waye and thorowe gate betwene the seide blacke fryers and brydewell and for the open waye entrance & comynge owte to and ffrom all the aforeseide tenemētys and so vsed & suffered.

A LANE called Brydewell lane abuttinge west vpon the above seyde brydge and stayres in breddeth at that ende xij ffoote. Easte vpon the lane called water lane or the waye leadinge ffrom Ludgate to the blackfryers brydge in breddethe at that ende ffoote and the hole lengethe of that lane ffrom the seide east ende to y^e seide weste ende pased by the chanell is in lengethe lje paces / Sowthe abuttinge vpon all the above seide tenements of Iohn de horse, Maryan Turner, Robt damany, Iohn Tayler, and Iames lafforheye / and Northe vpon

And the same lane is betwene the seide bridge and y^e seide tenemente of Iohn damany lij ffoote longe & xix ffoote brode. And betwene that tenemente & the seide lane called water lane .C^o. ffoote and .x. ffoote brode the hole lengthe by that accompte .clij ffoot beinge Cl^{ti} paces & ij ffoote. / (*Loseley MS.* 401).

A rough draft of this survey (*Loseley MS.* 429) has been printed by Sir Walter Besant, *Medieval London*, vol. ii (Ecclesiastical), p. 407.

29. *highe waye and stayre*. In the MS. the word 'highe' seems to have been struck out, and the words 'waye and' are underscored. They probably were meant to be left out, for another copy of this survey (*Loseley MS.* 396) — the one printed by Sir Walter Besant, *Med. London*, ii (Eccles.), p. 410 — has: 'lane that goethe to the comune stayre at the temmes side'.

P. 7, 4. *Southe side*. After these words No. 396 has 'w^{ch} galery runethe alonge by the northe of the seide grounde from the este ende to the weste ende as it is above bounded'.

10. *Mr Portynarys parler*. From a document catalogued No. 438 (see also No. 436) it appears that Sir John Portinary's house belonged to Sir Thomas Cheyney, for More, in his lawsuit with Poole, argued that there was a confusion between the houses claimed and the houses in which Sir Thomas Cheyney and Sir John Portinary dwelt.

15-16. *ouer the same buttry*. The phrase 'A hall place at the vpper ende of the stayre and an entere there to the frater ouer the same buttry' means, of course, that the hall place and the entry to the frater were both over the buttry, and not that the frater was over the buttry. Still more impossible is it to suppose that there were two 'fraters', for the grant to Cawerden and the survey upon which the grant was grounded show, beyond doubt, that there was but one room so called.

P. 8. *Document III*. There exists a duplicate of this survey, catalogued No. 399, but imperfect (it notably omits the last paragraph). [Printed by Kempe in *Gentleman's Magazine* (1843), ii. 132.—E. K. C.]

P. 9, 4. *Chauncell and Chappell*. This chapel was on the north side (cf. 9, 12). A description of that part of the monastery is to be found in an indenture (dated April 16, 1553), witnessing that Sir Thomas Cawerden has let to Nynyan Sawnders, citizen and vintner of London, 'all y^e his pcell of grounde w^{thin} the late blackffriers . . . wherevpon is or was latelie scitua^l and included the late Chauncell apart of the lat Belfrey at the north end that ys to saie to the breddeth of y^e Southend of y^e said Chauncell the Cappell and a vestrey at the End there belonginge to y^e same Chappell . . . y^e late Chappell sometye Annexed to the same and a pece of y^e church yard w^{ch} said pcell of ground abuteth east north East vppon A garden somtyme in y^e tefire of S^r ffrancis Brion Knight . . . that ys to saie the east ende of y^e said vestrye takinge xxij^{tie} ffoote and y^e end of y^e said Chauncell xliij^{tie} ffoote in the whole at that end from north to south lxxv ffoote Abuttinge Sowth vppon certen howses and ground sometime y^e said S^r ffrancis Brians and y^e same s^j Thomas Cawardens not letten to y^e same Nynyan in lenth lxxxiiij ffoote And vppon A Staier goinge vpp not letten into y^e late East Dor^t of y^e said late black ffriers and A waie not letten Leadinge Betwene the South end

of y^e said Belfrie and y^e North end & syde of the late Cloyst^r adioynnge to y^e said Dort^r xl^{ti} foote in the whole on that side frome est to west cxxxiiij^{ti} foote Abuttinge west vpon y^e said late east Dorter beinge y^e bredeth of y^e buttres of y^e Southwall of y^e Chauncell iij foot vpon the late bodie of y^e church of y^e said lat black ffriers not letten to the same Nynyan Sawnders lvi^{ti} foote and runynge into y^e afore named church yard and Abuttinge vpon y^e East end of a pcell of the same Churchyard resyved w^t y^e rest not letten and not letten to the said Nynyan Sawnders nor comp^{is}d in this gūnt xx^{ti} foote in the whole at that end frome y^e South to y^e North fowrescore fote And abuttinge North vpon a coñon high waie partinge y^e said churchyard and leadinge enlongy and trough y^e same into Cart^r lane and conteynnge in lenth on that side from y^e west to y^e east as the waie goeth ccxxij^{ti} foote togethers w^t all y^e pillars a^rches buttresses and wally now defaced and standinge in and vpon y^e said demised ground or any pte or pcell therof. And also all that his pcell of ground somtyme pcell of the said late Churchyard and at the makinge of theis Indent^s severed and appointed and marked out to be enclosed from y^e foresaid parte of the said Church yard resyved and not letten nor comprised in this gūnt w^{ch} parcell of ground abutteth east upon carter lane end containinge in lenth frome north to southe xij foote Abutteth South vpon the said comon high waie not letten vnto y^e same Nynyan otherwise then before leadinge Enlonges and through y^e said Churchyarde into carter lane and conteyneth in lenth on that side from est to west ccxxij^{ti} foote Abutteth west vpon the foresaid pte of y^e Church yard resyved and not demised nor comp^{is}d in this gūnt lxxviij^{ti} foote and vpon a pcell of y^e same resyved pte of y^e said Church yard letten vnto Iohn Holte at the will and plesure of y^e said s^r Thoñs Cawarden and where through y^e said Iohn Holte and his flamlie do pas and have recorse to and from the teñt of the said Iohn Holte into y^e aforesaid resyved parte of y^e Church yard by y^e sufferañce of y^e said S^r Thoñs Cawarden and at his will and plesure ix foote beinge in y^e whole at that end from y^e Sowth to y^e north fñj vij foote and Abutteth North vpon y^e said waie of Sufferaunce for y^e passage of y^e said Iohn Holte xxiiij^{ti} foote and appon a brick wall includinge y^e yard of the Teñt of Henrie Codnam now in the tenure of Nynyan Sawnders and certain howses and ground in y^e tenure of Doct^r Arnsted and conteyneth in Lenth alongy y^e waie and in cōpas as the wall sheweth and goeth ccxxxiiij^{ti} foote beinge in y^e whole on y^e syde from the west to y^e east in compas as the wall sheweth & goeth cclviij^{ti} foote / And also y^e South end of y^e said late belfrie resyved and not letten to the said Nynyan Sawnders to buyld onelic vpon and Aboue the wally so that the neyther flower of the same be at the least xiiij foote in Heigh from the ground except and allwaies resyved y^e nether pty and Rome of the same frome vnder the said buildinge to the ground, w^{ch} resyved pcell of ground conteyneth in Lenth from east to west xx^{ti} foote and in bredeth from North to South xij foote . . .

And the said S^r Thoñs Cawarden covñteth and gūnteth to and w^t the said Nynyan Sawnders that he y^e said S^r Thoñs Cawarden shall pmit and suffer one comen waie for y^e said Nynyan Saunders his famylie and all other people haveinge occasō of Accesse to have recorse and pas w^t foote pack and horse through the

waie made, made out of the said resyved pte of y^e church yard betwne the tent in y^e tenure of Thom^s phillippes and y^e tent in the tenure of Sowthecot and so elongy & through the said made waie into cart^r Lane in and vpon the said pte of the churchyard resyved and not letten to the said Nynian nor compsed in this gūnt and vpon so moch of the same resyved ground as lieth betwene the ij pcells of ground above demised to the said Nynian the said comon waie to be x foote brod and at theast end therof a gate for carters to come into and gooe out of the said church yarde into and frome Car^r lane to be kept and shett w^t lock by & at thappoyntmēt of the said S^r Thom^s Cawarden . . . (Loseley MS. 1396, f. 42, or 332 (36)).

Part of this ground and part of the churchyard were afterwards let respectively to Henry Fylian for a carpenter's yard and to John and George Warren for tennis courts. (Cf. *Athenaeum*, July 17, 1886, p. 92, and *Loseley MS.* 1396, ff. 44, 46.)

15. *Mr Holle*. He was Yeoman of the Revels. For his house see Index.

18. *ankers howse*. That is the house of the Anchoress. [See *Victorian History of London*, i. 558.—E. K. C.] The situation of this house is fixed by an indenture, dated May 7, 1570, between William More and George Haies, witnessing that William More has demised 'all that his messuage or tefite sometime called the Ancres howse w^t All the wally waies, Cellers solars, yardes & Entries, withe two Lyttle gate roomes and waies thervnto adioyninge or belonginge . . . nowe in the tenure of the said George Haies & are scitua? . . . betwene the waie leadinge from Carter lane towards bridewell and one Iohn Harris His . . . wherin one Iasper taylor nowe dwellyth one the northe part of the saide messuage & premisses Herein graunted and the tefite or gaterome and garden of the saide wyllam More Nowe in the tenure and occupacōn of Thom^s Vautroly printer & bookebinder one the weste & sovthe partes and a certayne entry or way of the same wyllam more contaynyng six foote in breadth leadinge vnto certaine Tenements of the said wyllam More in the sevēall tenures of Thomas Shingelton Iohn Ieffery Iohn Losende & Iohn Gregorye one Theaste partey / And ffurther . . . All that parte of His percell of Land late converted into two garden plottys wherof the one ys nowe in the Tenure & occupacōn of y^e said Thomas Vautrole As Tefinte therof at the will & pleasure of the saide wyllam More and Lyethe boundinge vpon the Southe parte of the demised p'misses And thother percell of the saide garden-plottys is nowe in the tenure and occupacōn of Peter Borangea by lease for Twentie & one years whereof certeyn yers bene yet to comē, and lyethe boundinge apon the north parte of a greate stone wall of the saide wyllam More whiche doth Enclose the great Garden of the seide Wyllam More beinge now in His owne manuraunce / w^{ch} saide parte & percell of Lande & gardens graunted by this Indenture dothe lye betwene the saide Tenem^t called the Ancres howse . . . on the northe parte & the said stone walle of the saide wyllam More inclosinge his said great garden one the southe part, and the Residue of the saide tow gardens and certaine Tenementys of the said wyllam More not graunted by this Indentur on the weste parte and the Entry or waye aforesaide leadinge to the fflower Tefity affore recyted contaynyng Sixe foote in bredth one the easte partye And the

said percelle of lande Hearein graunted dothe contayne in breadth from the este part therof to the west parte Therof in everye place Thirtey foote of Assize. Excepte and always Reserved to the saide william More . . . His . . . conduit pipe passinge thorowe the garden and yearde of the saide premissy into the garden of the sayd willam More . . .

(*Loseley MS.* 1396, f. 20^v. Another indenture dated June 30, 1570, is at f. 26^r, and repeats with a few differences the terms of the preceding indenture.)

Interesting information is also supplied by an earlier indenture (dated January 9, 1554-5) between Sir Thomas Cawerden and Henrie Filian of Stretham Carpenter, witnessing that Sir Thomas Cawerden has let out 'all that Mesuage or Tenement late beinge in the Tenure & holdinge of Iohn Criktofte sꝝvynghā at the will of the same S^r Thomās . . .

Together wth all that Celler now in the holdinge of y^e same Henrie fillyan sett and beinge vnderneythe the Kitchin of the said tēit or mesuage as also all that great porche or gatehowse of hard stone covered wth Leede, the vpper pte thereof lat in the tenure of the said Iohn Cricktofte and the nether Rome there now in the Tenure of one Garrett nese at will Together aswell wth all and singul^r the Edificy buyldings Romes easm^ts and Lib^ts into and from the same demised p^rmisses and app^rteñcy there Late and now beyinge in the Tenures of the said Iohn Cricktofte and Garrett Nese or in the Tenure of either of them / And y^e said S^r Thomas Cawarden hath demised . . . those ffour pcell^s of grounde hereafter p^rticulerlie and playnlye Rehirsed wth all and eūy the Edificy buyldings shoppes and Cellers whatsoeū w^{ch} now ar thereon buylded or hereaft^r shalbe sett lyinge & beyng^e . . . that is to wit all that one pcell of ground and howsinge first of the said ffoure pcell^s Conteynyng^e in bredeth lxxv fotte of assise and in lēgh lxxxiiij^{or} fotte of assise and ys sett lyinge and beinge abuting^e upon the said Tēit late in the holdinge of the said Iohn Cricktoft on the west parte, and upon the walle inclosing A Courte of the mansion house there, of the said S^r Thomās Cawarden on the South pte and upon A howse of the same S^r Thomas there Comonlie Called y^e Anker howse on the North parte, and one other pcell of grounde wth the howsinge thereon the seconde of the said ffour pcell^s Conteyneth in lēgh l^j fotte of assise and in bredeth at the west ende thereof xxiiij^j fotte of assise and at thest ende thereof ffourtene fotte and A half of assise, and ys sett and lyinge Betwene y^e said first mēconed pcell of ground on the South parte, and abbuteth a^j upon the appointed waye leadinge towards the Lane comonlie Called Carter Lane on the north pte and aboundeth upon y^e said Anker howse on the west pte And one other pcell of grounde and howsinge thereon, beinge the third pcell and now beinge A garden plott in the tenure of Ane p^rtrich widow and ys sett Lyinge and beinge at the North ende of the dwellinge howse of the same Ane p^rtrich within the said Closse / And also one other parcell of grounde and howsinge (beinge the ffourth and Last pcell of ground of the said ffour pcell^s Lyinge beinge and abuting^e upon and Betwene a howse there now in the holdinge of one Peter Hosyer one the North partie, and the grōnd Letten to Iohn and George Warren on thest pte, and the said appointed waye app^rteynynge to the

said Sr Thoms and his heires Leadinge towards the said Cart^r Lane on the south pte, and the seſwall dwellinge howses of the said Ane Partrich widowe and Henrie Pole Esquire in part on the west parte / Excepte and alwaies forprised and by theis p^{nt}s resyved out and from this p^{nt} demise and graunt vnto y^e same Sr Thoms Cawarden his heires and assignes asmoch ground next adioynynge on y^e Backside of the said Henry Poles dwellinge howse there / And the howse of the said Ane p^{tr}iche as shall Conteyne in breadeth xxiiijth foote of assise, and in Lengh A longe by y^e back wall of the said Henrie Poles said dwellinge howse And the dwellinge howse of the same Ane p^{tr}iche ffortie ffoote of assise, The southend of w^{ch} excepted grounde doth begyne xxth foote of assise from y^e said appointed waye Leadinge to Cart^r Lane / And also excepte and alwaies resyved vnto the said Sr Thomas . . . as moch ground as shall Conteyne vj foote in breadeth for A waye Leadinge out of the said ffirst excepted ground into the said appointed waye . . . (Loseley MS. 1396, f. 44).

18. *wall adioyneinge, &c.* This may be an error, for between the Anchoress' house and the high way there were about 300 feet. And the fact is that in 1570 'concealed lands' were discovered in that part of the monastery and granted to Nicaesius Yetsweirte and Bartholomew Brokesby. The letters patent (Jan. 26, 12 Eliz.) enumerate a parcel of land, called the Triangle (24 feet) adjoining the churchyard gate; another parcel of land adjoining the triangle, being 200 feet long from the Triangle towards the east, and 16 feet broad from south to north; another parcel of land 'nup vsita^r pro le Leystall contineⁿ p estima^o in fine orieⁿ eiusdem a quodam portu ibidem quondam vo^o The Turnegate versus occideⁿ Centū pedes assise ac in Latitudine in dco fine orieⁿ sexdecim pedes assise et in occideⁿ fine Centū pedes assise'; and also another piece of land on the west of the Triangle, and adjoining the north end of Ann Partridge's tenement (30 feet long and 20 feet broad) (Loseley MS. 1396, f. 92^v).

26. *John Barnett.* This part of Barnard's house must have been the same as the dwelling later on in the tenure of widow Freemount (cf. note to 13, 1), and which was sold to Lord Cobham in 1554 (cf. 16, 23-31).

27-8. *The Chappitor house beinge on the west ende.* This is an error for 'east end', which was corrected afterwards in the Inquisition (cf. G. S. Fry, *Inquisitiones Post Mortem* (Index Library), i. 193). The grant to Sir Francis Bryan correctly places it on the east side of the cloister.

P. 10, 23. *Staiers cominge out of the Churche.* Cf. note to 9, 4. Exterior stairs leading to a dormitory are still to be seen in what remains of the Friar-Preachers of Gloucester (cf. Palmer, *The Friar-Preachers of Gloucester, Archaeol. Journal*, xxxix. 296).

P. 12, 21. The grant, grounded upon this survey, is dated March 12, 1549-50 (*Rec. Off. Patent Roll*, 4 Edw. VI, pt. 6. A copy in Loseley MS. 400, and another in 1396, ff. 51 sqq.). The letters patent enumerate the houses and lands described in the survey. The deed of feofment (1560) to Birch and others (Loseley MSS. 348, 423, 1396, f. 56^v. Cf. 66, 9) reproduces the terms of the grant, only where the latter says 'vbi les Revelles dñi Regis modo iacent & reponunt^r', there

has been substituted 'where the Revels of o^r soūaigne Lorde the King then did lie'.

P. 13, 1. In the Inquisition taken at the Guildhall in 1559 (Jan. 20), the house of Lord Cobham is thus described: 'vna mag[] capif mansioni siue mesuag p'dict ac de & in diu^s Cameris iacen^u sub magna Camera dce capiflis Mansionis quondm vocat Le porters Lodge p'ora^t p'dci Ac de & in ombz a^t Cameris coquin[] Sellarijs solarijs galler[] & easiamentys . . . dce capifli mansioni siue mesuag spect . . . in possessiōe & occupacōe dci dñi Cobhm tempē mortys sue . . . Necnon de et in vn[] mesuag siue tēit & vn[] adiacen^u cū ptinen^u scitua^t . . . ppe aquam Thamesy et quondm in occupacōe Wiffi honning . . . Et dicunt p'terita Iuratores p'dci qd p'dict capiflis mansio siue mesuag magna Aula dict mansiōi adiacen^u ac p'dict Camera vo^d le porters Lodge ac p'dct Camere Coquine sellaria Sola^t galla^t & gardina ac ce^ta p'missa . . . p'dict capifli mansioni siue mesuag spect et ptinen^u Tenen^t de dca dña Regina nunc in libo burgagio p fidelitatem tantū et non in Capite' (*Inquis. Post Mortem*, Chancery Series II, vol. 121, No. 118. Cf. G. S. Fry, *op. cit.*, 184). See also *Land Revenue Enrolments* (Court of Augmentations), vol. 32, f. 151; *Pat. Roll*, 37 H. 8, pt. 7.

The survey taken by Thomas Blagrove in 1552, part of which has been already quoted in the note to 6, 23, supplies additional information as regards the situation of Lord Cobham's house.

WATER LANE }

SCRIVEN, gentill holdethe a tenemente on the Easte syde } abuttinge Northe vpon the highe strete (leadinge ffrom the gate strete to y^e water lane) in lengethe xxx^{te} ffoote / weste vpon water lane (leadinge ffrom the highe strete to the temmys syde and bridge of the blacke ffryers) in lengethe 1^{te} ffoote. / Sowthe vpon a tenemente in the tenure of Iane ffremounte widowe in lengethe xxiiijth ffoote / And Easte vpon a vacante place w^{ch} was the bodye of the churche of the seide blacke ffryers in lengethe lxij ffoote, and vpon the yarde of a howse in the tenure of Thom^s Philypps xv^a ffoote in the hole on that syde lxxvij^a ffoote wth a lofte saylinge o^u the tenemente of the seyde Iane ffremount beinge in lengethe xxviiijth ffoote and in breddethe xij ffoote. / abuttinge Northe vpon his oune seide tenement / west vpon the seide wa^t lane & certen lodgins in the tenure of M^r harper: Sowthe vpon certen lodgings in the tenure of the lorde Cobhm, / and East vpon the [seide late bodye of, *erased*] late west Cloyster of ———vijth

IANE FFREMOWNTE wydowe holdethe a Tenement wherof the entrye is under the seide tenemente of

Scriven and thother romes vnder the lodgings of the lorde Cobhm the hole abuttinge Easte vpon the late Bodie of the Churche of the Blacke ffryers in lengethe by estymacyon xxviiij ffoot, and vpon the la^t Cloyster of the same churche xxj ffoote by estimad in thole on that syde by est^u xlixth ffoote. / Weste vpon certen hosynge in the tenure of M^r harper xlixth ffoote, and vpon the seide high waye called water lane iiij^{or} ffoot beinge the rome of the doer of her seyde entrye & waye into her howse, in the hole on that syde liij

. B.

ffoote. / Northe vpon the seyde tenement of

Scriven xxiiij ffoote,

.A.

vpon the wall of the seyde late bodye of the Churche towards the easte syde -

.C.

xx² ffoote, and vpon the seyde howsynge in the tenure of M^r harper towards the weste syde xvⁿ ffoot, in the hole on that syde (deductinge vijⁿ ffoote of the butt ageanste M^r harpers howsynge w^{ch} is also a pcell of the xxiiij² ffoote abutted ageanst M^r Scryvens tenement so that the bodye of this tenement abuttethe more and ferther owte towards the weste syde ageanst the seide howses of M^r harper then the entrie and butt ageanst M^r Scryvens tenemente is, but only by viij² ffoote) liij² ffoote. / and Sowthe vpon certen hoses in the tenure of the lorde Cobham inlengethe liij² ffoote and payethe by yeare —liij^s iiij^d. (*Loseley MS.* 401.)

No. 429 has the following variants: Scryven's tenement is said to abut 'northe vpon the seid highe waye to the black fryers bridge . . . west vpon the same highe waye . . .' His loft is given as 'saylinge ou the entrie of the tenemente of the seide lane'. No. 429 has also the following note to Jane ffreemownt's tenement: 'No^s she haith payed to Bowcher a q^rs rente dewe at Mydson 1552. and she muste have a chimney made by couefinte. /'

P. 14. *Document V.* Other copies of this document, made at various earlier dates, are to be found in Parcels 421 and 446. In 1547 (Oct. 28) Somerset, being 'requyred by o^r very good Lorde the lorde Cobham to obteyne of yow the hall of his lodging at the blacke ffrears', wrote to Sir Thomas Cawerden to ask him to permit Lord Cobham to have 'the same hall during his abode there at this instant parlemēt' (*Letters to* 1580). An undated document in Parcel 424 has a note to the following effect:

A noet of the lycke that the lorde cobam keepyth	
ffyrst a great hall at	iiij ^{li} p anū
A leess hall next to hys howees at	xl ^s p Anū
A gallery c ² xl foet longe and Teen foet brdt	xl ^s p Anū
A garthen at	xx ^s p Anū
A woyed ground whearin ys a	
coell hous a pryvy howees of easment;	xx ^s p Anū

20. *pvi gardini.* One of the earlier documents (Parcel 421) says 'pui Graḡ'; another has 'paris graduū'.

P. 15. *Document VI.* Another copy of this deed, signed by Lord Cobham, is in Parcel No. 347.

P. 16, 9-19. *adiounynge, &c.* Compare the limits and measurements of this hall with (1) the total length of the buttery and hall place over the buttery (6, 28); (2) the measures of the two rooms at the north end of the tenement demised to Lord Cobham and afterwards to Farrant (27, 18-22; 29, 17-21). The difference of three feet (two feet, if we take the measures given by the Latin lease) is explained by the fact that in one case the thickness of the walls must have been taken into account.

P. 19, 19. *Office of the Revels.* The place of the Storehouse of the Revels must have been shifted several times. In 1548-50 we are told (Doc. II and III)

that the Revels lay north of the 'frater', and probably in the 'frater' also (see note to 3, 18). But in 1553 (at the latest) Sir Thomas Cawerden let out the eastern part of the 'frater' and part of the hall over the buttery to Sir John Cheeke (*Loseley MS.* 1388). The western part of the 'frater', however, was still vacant, and there the Revels may have remained till 1554 when this part of the building was let out to Frith (*Loseley MS.* 401; the lease is dated 1555). But at about the same time (c. Sept. 1554) Sir John Cheeke obtained the royal license to travel abroad, and though he paid his rent till 1557 (*Loseley MS.* 1390), he must have vacated the rooms, foreseeing that he would not return to England for some years. This is how the Revels, as is said in this document, could be removed to Sir John Cheeke's lodging. According to the books of the Revels Office, from 1555 the Master received rent for five rooms (see Feuillerat, *Revels at Court, Edward VI and Mary*). There were four rooms in Cheeke's lodging, the fifth room was probably the great vault mentioned in note to 20, 9-10, the same which, later on, was to be used by Sir Jerome Bowes for his glass-house.

P. 20, 5. *eight yerdys*, &c. The difference between this breadth (about 27 feet) and the thirty-six feet of the buttery underneath can, perhaps, be accounted for by the breadth of the gallery (10 feet) which ran at the top of the building. Cf. 24, 4.

9-10. *willm More*. His house was formerly Sir Thomas Cawerden's own mansion-house. (Cf. note to 20, 11, Indenture Frith-Austen.) A description of Cawerden's house—which will be found to agree with that given in the deed of feofment to George Smith, &c., and in other documents printed in the Notes (see Index)—is supplied by the draft of an indenture dated February 12, 1559-60 (which, probably, remained unexecuted), witnessing that Lady Elizabeth Cawerden and William More have demised to one Anthony [surname illegible, the paper being corroded; but the first letter was certainly a B, the letters 'own' are still visible in the endorsement, and in a list of legacies given by Sir Thomas Cawerden is to be found 'Mr Anthony Brown one of the Iustices of the comon pleyes' (*Loseley MSS.*, vol. v Cawerden, &c.)], 'one of the Quenes Ma's iustices of her coen benche' 'such ptes pcellys & porcons of the chefe mansion house & of other houses romes places sellerys vawtes orchardys gardens condytes waters wayes entres & easementys wch late wer of the seid Sr thomas Cawerden wthin the cyrcuyte compasse & p'cyncte of the place coenly called the blacke ffryers next ludgate as beyn ptycularly hereafter exp'ssed & declared that is to saye, the grete halle & the plor in the chefe mansion house of the seid Sr thoms cawarden wthin the seid p'cyncte, And also the kytchyn larders pastre houses & rome in the churche lyeng togeyther toward the North from the seid halle bytween the seid halle & the churche ther newly made & the too lytell chambers ou' ageynst the seid kytchyn towardys the west, an entre lyeng bytween the seid kytchyn & chamber & the too vawtes & romes vnder the seid too lytell chambers togyther w' a grete vawte or rome next the ground adioynng to the same lytell vawtes or romes, and also the hall plo' & kytchyn & all the chambers lodgyngs romes places & other houses now coenly called or knowen by the name or names of

lyggons lodgyng, and also one other grete rome or vawte next the ground next the entre in the west ende of the garden openyng into the same garden wherin now the robes of the revelly do lye and also lytell rome or chamber adioynnyng to the seid ffyrst wrytten plo^r & towards the west [from] the southende of the same pler goyng vpp iij or iiij steppys of steyers from the seid pler into the same lytell rome or chamber, and also one grete chamber next adioynnyng to the seid lytell chamber, and also one other lytell chamber next adioynnyng to the seid last grete chamber & lyeng towards the west from the seid grete chamber, all w^{ch} three last seid chambery haue sefall wyndowes into the grete garden ther towards, the north from the seid three chambery, and also the hole & entier place ou^r the seid three chambery & the other lodgyngs of the seid Dame Elizabeth cōenly called the grete darke gallerie or place of stoage togyther w^t the stayers & stayer romes ledyng from the ffyrst seid plo^r dore towards the seid lytell chamber adioynnyng to the seid plo^r ledyng vpp to the seid darke gallerie or place of stoage, and also the grete square garden & the water condyte or condyte pype in the west ende of the same garden w^t all & syngter ther app^tefyns, and also all the houses edifyc & buyldyngs wayes voyde grounds houses of easement chambery romes & ~~plac~~ of what kynde or sorte so eū they be, or by what so eū tytes names or tmes they be knownen called or named sett lyeng or beyng next the ground or in any myddell rome bytween the walle or gate ledyng out of the seid grete garden into the churche in the este corner of the seid grete garden along as the seid house goeth or lyeth from the seid walle or gate vnto the dore or entre in the west ende of the seid garden & also all the wallys round aboute the same garden, & also the entre of the west ende of the same garden & also water to be taken & caryed lyballye sufficiently & frely at all tymes from the condyte by the west ende of the entre in the west ende of the same garden, and also the voyde rome gate & wally lyeng & beyng from the last seid entre vnto the cōen lane or waye ledyng from ludgate vnto the brydge cōenly called the brydge at the black ffryery w^t ffree gate goyng & comyng caryeng & recaryeng for all psons cariags & thyngs what soeū in & thorough to & from the same/' (*Loseley MS.* 332 (42)). For other mentions of Sir Thomas Cawerden's or Sir Wm. More's house see Index.

11. *Rychard ffryth*. From this passage it is pretty evident that Frith must have had that part of the 'frater' which lay to the west of Cheeke's lodging. (Cf. 24, 34 sqq.) This is corroborated by some of the following documents. There are in the *Loseley MSS.* several leases in Frith's name, for Frith, who was a 'scoellmaster' (*Loseley MS.* 401), held several tenements in Blackfriars, notably two tennis courts on the north and west sides of Mr. Blackwell's house (*Loseley MS.* 332 (59) or 1396, f. 9^v). The lease which probably relates to the house alluded to here is the one dated April, 1555 (*Loseley MS.* 332 (39)), renewed on the 24th of December, 1559 (*Loseley MS.* 332 (59) or 1396, f. 9^v), and ended at Lady Day, 1589. It enumerates 'as well on mancion howse w^t thapptefyns wherin the sayd Rycharde nowe dwellethe . . . as also all solers sellers vawty yards and all suche entries as do at this presente time s3ve for the owtygoynge

and in Comynge vnto the sayd mansion howse and all other Cōmoditis and ease-ments'. The rent fixed was eight pounds, which sum points to a very important tenement (Sir Henry Neville paid only six pounds). It is certain that one of the rooms included in that lease must have been somewhere over the entry to the 'frater' or 'hall place' over the buttery, for in an indenture made the 20th of March, 1564-5, between Richard Frith and John Austen, it is said that the said Frith has demised 'all that one chamber or loft wth a chymney therin being nexte vnder the rofe where the highe gallerye of William More esquier appteninge to his howse wthin the laite blacke fryers afforesaid some tyme S^r Thomas Cawarden knight did stand w^{ch} said loft or storye is the vppermoste and highest storye of the tenement or mesuage nowe in the tenure and occupacyon of Thomas hall Musicoñ the w^{ch} sade chamber or storye amongst other the said Richard frythe haith . . . by one indenture of lease . . . beringe Date the xxiiijth Day of December in the Secounde yeare of . . . [Elizabeth]' (*Loseley MS.* 348. A copy in 1396, f. 18^r). Frith had also a tennis play in the kitchen yard, for in a memorandum dated 'vj die Ap^{lis} 1562' we hear of 'a Lease gūnted to fryth for vij yerres from o^r lady day last yelding xx^s p^a aⁿ at iiij termes vsyall viz. the wawe or seller lying next the tennys pley for w^{ch} he hat^t gūnted lycence to alter the pale so as ther may be a convenyent way between his pale & M^r Nevells newe steyres into the house of my M^r wherein Iohn horley doth lodge' (*Loseley MS.* 406). There exists also another document, dated Dec. 1, 1561, according to which Frith permitted Sir William More to use a 'conduite hedde or howse whereat the tefinity of the sayde wyllm More . . . doo fetche and drawe watere and owt of w^{ch} one Smale pype or quyll of Ledde dothe yssue and rūne for the sjuice of Baynardy castell', which conduit, it appears, was 'sette vppō percell of the p^rmysses comprysede' in the 1559 indenture, 'that ys to saye in and vpon one waye or entrye ledynge owte of water Lane . . . towardys and into the mancyon howse of . . . hawle and wherein I [Frith] doo keepe my dawnsynge Scole' (*Loseley MS.* 1396, f. 19). This fountain head had a void ground annexed to it 'beynge but a conuenyente place for people to stand in and to drawe and to take watere', 'seuerede, deuyded, and inclosede from the entree or waye aforseyde that ys to saye on the Lefte syde of the sayde waye or entrye ledynge vnto the howse & scole aforseyde'.

22. *garden*. There was a door closing this garden, for in an account of one of More's servants (*Loseley MS.* 405 A) we hear of 'a payre of hengys for the garden dore next to M^r nevells' bought on Nov. 1, 1560, and of 'a paire of longe crosse garnetty for the newe garden dore' (Dec. 3), 'Item for one other keye to the newe garden dores so in all iiij keyes wherof one w^t your woman one w^t your self one w^t M^r Nevell & one w^t M^r Creswell' (Dec. 16).

P. 21, 14. *lyggens lodginge*, &c. There exists a document (dated Feb. 15, 1564-5) relating to Lygon's lodging which runs as follows: 'Omnibus &c. Sciatis me p^rfatum W^{illm} More . . . tradidisse libasse feoffasse concessisse . . . Henrico Knolles Armigero totū illud mesuagiū siue Tenementum meū cū ptineñ vocal seu cogni^t per nomen de ligons lodginge Ac dudum in tenura siue

occupacōne Rogeri Lygon Armigeri aq̄ om̄ia domos et edificia eid̄m mesuagio siue teneṃ p̄tineṃ . . . int̄ gardinū mei prediçi wiṃmi More ex parte Boriali et quoddam Claustrum vocat̄ vetus Claustrum eiusd̄m nuper domus f̄f̄m ex pte Australi. Ac subtu domū mansionalem diḡ wiṃmi More nup Thome Carden Militis defuncti . . . Ac liberū introitū et ingrū ad et in mesuaḡ siue tenemen p̄dic. Ac egrū exitū ab eoḡm mesuagio siue tenemento per mediū prediçi gardini p̄fati wiṃmi More tam per quandam viam duceṃ ab eoḡm gardino vsq̄ et in venellam siue viam cōiter vocat̄ waterlane duceṃ ad Thamisiarino et cōuem pontem vocat̄ le Black ffriers bridge quā p̄ aliam viam duceṃ a gardino p̄dicto vsq̄ ad venellam vocat̄ Carterlane in ciuitate p̄diḡ . . . p̄ termō vitae natural̄ ip̄s Henrici Knolles' (*Loseley MS.* 1396, f. 36). In one of the documents relating to the Jerningham-More lawsuit we find mention of a 'howes & logeyng cawlyd of Aunsyent tyeeime by the name of the Lade pars logyng . . . now in the Tenuer of Mr Lygeys' (*Loseley MS.*, Bundle 424). In another undated document (same bundle) the house 'callyd The lade ps logyng wh̄ A pler thear vnder' is said to be in the tenure of 'S^r Thm^o Saunders'.

P. 24, 4. *high Gallary*, &c. In the 'Accompt of Thoṃs Totnall the vij of february 1564 for vne quart̄ of a yere fully ended at Xp̄as Last' are included the 'Chargys for pulling downe the high gallary' (*Loseley MS.* 406).

P. 25, 10-11. *a certeyne sprynge or water*, &c. Cf. note to 20, 11. There is also among the Loseley Papers (No. 1396, f. 33^v-34^r, or, with Pembroke's signature, No. 332 (48)) an indenture dated Sept. 1, 1561, between the Earl of Pembroke and William More, according to which More allowed the Earl of Pembroke to convey the water through several cisterns to Baynard's Castle. In return Pembroke agreed to set a pipe of lead with a convenient cock of brass in Sir Henry Neville's house. Other letters relating to this quill of water are to be found in a Portfolio (unnumbered) containing letters from different noblemen to More.

P. 27, 3. *Sylk dyers*. *Loseley MS.* 406, has the following entries:

'the Sylke dyers for y^e house late S^r henry Nevell Knight — iij^{li} vj^s viij^d incip̄t ad fest̄ anund̄
Beate marie 1570 p̄ uno
q^r anni tunc finit̄

S^r henry nevel his rent dyd Cease at o^r Lady Day 1568 . . .
rent increased S^r henry Nevells rent revived by strayngers viz. the Sylk dyers
from Cristmas 1569 vnto xxⁱⁱⁱ s^d p̄ Anū the first paym^t therof Due at o^r
Lady Day 1570 by y^e q^rter — iij^{li} vj^s viij^d.

From a document in *Loseley MS.* 425, it appears that Sir William More bought the lease from Sir Henry Neville for £100.

P. 28. *Document IX*. The counterpart of this lease, with Farrant's signature and seal, is in Bundle No. 348. It is endorsed 'Rychard fferrant' in More's hand, and (in another hand) 'expired'.

P. 29, 19-20. *fyfye and syxe foote*. An error for forty-six feet (cf. No. VIII).

P. 35, 35. *received vth*. In 1549-50 (March 1) Sir Thomas Cheyney obtained

a decree, made by the Court of Augmentations, allowing him £5 a year for his rent. (See Feuillerat, *Office of the Revels. Elizabeth*, note to p. 6, l. 35.)

P. 37, 24. *acquittance*. This document is in Bundle No. 1326. A copy is in 1396, f. 101^v-102^v.

P. 38, 9. *Willm Ioyner*. In 1563-4 'Ioyner Mr of fience' was assessed on £7 (*Lay Subsidies*, 1445/218). In 1576 he was still living in Blackfriars (*Id.*, 1445/218).

13. *dede of conveyance*. A copy of this document is in 1396, f. 102^r.

16. *Thoms Hale*. In 1563-4 Thomas Hall was assessed on £3 (lands in Blackfriars) (*Lay Subsidies*, 1445/218).

35. *Xpfer ffonton Thoms Austen and John Lewes*. These were evidently the houses to which William More pretended title in opposition to Henry Poole's claim. (Cf. head-note to No. X.) One of them must have been the house called Mr. Portinary's house in the old surveys.

In *Lay Subsidies*, 1445/218 (for 1576), Christopher Fenton of St. Anne's in the Blackfriars is said to be 'Mr Creswells sjünt'. For his house see Nos. XV and XVII.

P. 38, 12. *lease, &c.* A copy of this lease is in *Loseley MS.* 1396, f. 102^v-103^r. It contains no description of the houses.

P. 46, 35 sqq. Another document, apparently a rough draft, reproducing these interrogatories from 'Margaret Harbottell &c.', down to page 53, 'thincketh yt was so', is in *Loseley MS.* 438.

P. 48, 9. *their howses*. After the word 'howses' No. 438 has 'vz. the newe howse'.

P. 51, 11. *woodman*. All I have been able to find regarding this Woodman is the following document: 'A vewe [] firste of Ap[] soche hurt and [] as was done by woodman to the h[] of him taken of Sr Thomas Carden knight vewed by Io[] howlte Richard lee Steuen parratt patryck Kelleye /

eūy cacement Imprimis in the vpper gallerye to casementys taken awaye glas coñ ij foot dñ of and all / and the glass off other ij cacementys taken awaye / glas / and ix quarrells of glasse lackinge.

In the bed chaumber a doer w^t a locke.

In the fyrrst greate chaumber vj shorte barres w^t singell locketts and ij standing barres /.

In the lyttell Kytchen a greate doer lock & keys w^t ij^o Kytchen planckes /

In the firste hall beanethe A portall of loyned work w^t ij doers and ij latches on it. /

In the entry to the Kytchen a portall and ij doers in it and a greate croked bowlt of the doer of the owld waye going into the strete /.

In the kytchen A larder enclosed all of borde coñ xxj^t ffoote long & vij foote brode and a kytchen borde /.

[Signed] Steuyn paratt
patrick kelley'

(*Loseley MS.* 402.) [See also summary of the Blagrave survey, as given by Sir Walter Besant.—E. K. C.]

P. 53, 36. Another document in Bundle No. 438 gives the 'sayings' of other witnesses, who may have been the witnesses on Poole's side. One 'Kerners wyf' remembered that she dwelt with one Parpoynte, a wine seller, in Bywater's house, 'at suche tyme as Anne Askewe was burnt', but she never knew Lylgrave, Fereby, nor Fylle.

Another vintner, Woolverston, 'sumtyme fryere of the blackfryers', and two other friars said that Fereby lived in Bywater's house, and that Lylgrave dwelt in Joyner's fencing-school, but he added that Fereby never dwelt 'where Lylgraue dwelt nor Lylgraue where fereby dwelt nor that Sr Thomas Cheynye had eū anye of eythere of the sayd howses'.

Bywater's wife said that Fereby occupied Bywater's and Joyner's houses together, but, according to her, neither Lylgrave nor Sir Thomas Cheyney 'dyd eū occupye the sayd howses or anye of theym neythere that fferebye dyd eū occupye that howse that Sr Thomas Cheynye hathe newe bult or that where Sr portynarye afterward dwelt'.

Lastly one 'More' said that 'ppoynte dyd kepe a tauerne where Ioyñ keps his scole and had also Bywaters howse', before the dissolution. He asserted also that Sir Thomas Cheyney inherited the house (which was strongly denied by More). 'Also he saythe that fereby had the sayd howse and Lylgraue also but he saythe that fereby neū had Portynaryes house nor the newe howse nor that Sr Thomas Cheynye eū had bywaters or Ioyñs howse in his occupacoñ'.

P. 55. *Document XII.* The counterpart, with Bonetti's signature and seal, is in Bundle No. 348.

22. *Roch Bonetti.* Bonetti was an Italian fencing-master who came to London c. 1569. He took first a house in Warwick Lane and then moved to the Blackfriars, where he bought John Lyly's lease, and also obtained from Mrs. Poole a grant of her own estate. It appears that he incurred extravagant expenses in building certain houses upon William More's ground without his landlord's consent, and that when he had thus run into debt, More threatened to evict him. A correspondence, extending from July, 1584, to Jan. 1585-6, signed by Peregrine Wylloughby, John Northe, Walter Raleigh, who interposed in his favour, and Robert Sothebie, Robert Forthe, Thomas Aldersey, William Salter, who acted as arbitrators, is preserved among the *Loseley MSS.* (*Letters, 1581-1600, and Letters Undated*). No. 419 is also a petition from certain workmen to whom Rocco was indebted for work done in 'the new howse lately buylded by Senior Rocke vpon yo^r worshipps grounde at Blackfriars'. The lease here printed was the outcome of this affair. It was granted for ten years only, in spite of the urgent appeal of the above-named in favour of a longer term. An interesting description of Bonetti's fencing school is given by George Silver in his *Paradoxes of Defence* (1599). See also Dasent, *Acts of the Privy Council*, N.S. viii. 395, ix. 41, x. 333, xi. 183.

P. 56, 5-11. *A howle, &c.* Compare the rooms enumerated in this document with those enumerated in Bywater's lease.

12-18. *All w^{ch} Chambers, &c.* Compare these measurements with those of the kitchen and chamber in the Survey (7, 28 sqq.).

22. *John Lyllie*. After Richard Farrant's death, in 1580, Anne Farrant sold the lease to William Hunnis and to John Newman. Then the theatre passed into the hands of Henry Evans, who in his turn sold the lease to the Earl of Oxford, who gave his interest to Lyly. (For an account of the different managements of the theatre, and of the disputes which ensued, see my article in the *Shakespeare-Jahrbuch* for 1912; for the lawsuit between Ann Farrant and Newman and Hunnis, the documents among the Court of Request Proceedings, published by Dr. Wallace in his *Evolution of the English Drama*, pp. 160-8, are to be consulted.) I have found no trace of the lease sold by Lyly to Bonetti. All that we know is that in 1584 Lord Oxford and Lyly paid respectively £20 and £8 for their annual rents, and that in 1585 the same sums are entered in the name of Lord Hunsdon (*Rentals for 1584 and 1585*). These are probably the two leases to which William More referred in a letter he wrote to Lord Hunsdon [in 1586, April 8] when he said: 'The howses yow had of Lyllye I determyne that assone as theye bothe shall cum into my handy to kepe theym to the onelye vse of me and mye chylderne' (Draft of the letter in *Loseley MSS., Undated Letters*). See also in Lord Hunsdon's answer to this letter: 'So as I may enioye wthall the other towe howses, w^{ch} I haue payd derly for according to their severall leases wth such comodities as is allowed in one of the said leases, w^{ch} ys to haue a Pype of watter w^{ch} was wonte to belonge to one of those howses w^{ch} ys now by yo^r consent turned to my Lorde Cobhams howse w^{ch} is contrarie to yo^r owne lease . . . And for the leases w^{ch} I bought of Lyllye, sens yo^w meane to make no longer state of them, I must be content wth those yeres I haue alreddie paid for, And as yo^u will looke to haue yo^r rent for the same so I must looke to haue such covenants pformed as are graunted by yo^u in the said leases, whereof the specialest thing ys the Pype of water, w^{ch} I am shewer yo^u will not thinke reason to receave so greate a rent and to take awaye the water w^{ch} is the cheefest thing belonging vnto yt' (*Loseley MSS., Letters, &c.*, vol. 8, f. 58). This mention of the 'pipe of water' identifies one of the houses with the north section of Farrant's theatre, for that was the only one of More's houses (his own mansion-house excepted) which was supplied with water. This is corroborated by another letter (Oct. 11, 1591), in which one William Skynner recommended to More a namesake of his, who wished to obtain a piece of the tenements in Lord Hunsdon's tenure, i.e. 'two small romes wth a celler & a litle backsyde' which rooms seem to be those described in Farrant's lease (cf. 30, 36 sqq.). It is certain also that Hunsdon had that part of the 'frater' which was sold to Burbadge, since in 1595 (Jan. 9) he wrote: 'And vnderstanding that yo^u have all redie parted wth part of yo^r howse to somme that meanes to make a playe howse in yt: and also hearing that yo^u meane to lett o^r sell yo^r other howse, w^{ch} once I had also; Theis are hartelie to pray and desyre yo^u, that I may have yt at yo^r hand' (*Letters, &c.*, vol. 8, f. 61). Another letter, dated April 14, 1590, relates to the same houses: 'Whereas one of the leases of yo^r howses w^{ch} I have in the black ffriers is all reddie expired, and y^e other will be likewise voyde betweene this and our Ladie day next: I am heereby to intreate yo^u to doe me y^e favour vpon surrender of y^e ould Lease to grante me a newe of them

both ioynctlie together, w^{ch} favour yf yo^u please to doe me, yo^u shall find me a verie good tenant and frend to yo^u otherwise wherein I maye: And whereas yo^r other tonaunte having y^e vse of y^e Leads, either by negligence or otherwise, suffereth y^e boyes to cutt vpp y^e Lead wth knifes or to boore yt through wth bodkyns, wherby notwthstanding y^e cost I have all reddie bistowed, and that I mynd to doe, y^e rayne cometh throwghe, and y^e howse therby much anoyed, yf yo^u please to lett me have y^e vse of them to my selfe, I willbe bounde to y^e reparacōns therof, and think my selfe beholding vnto yo^u' (*Letters, &c.*, vol. 8, f. 59). More made a first draft of a letter agreeing to renew the leases (April 17), but the next day he changed his mind and wrote that he had promised the houses to his daughter Wooley, and so could not part with them (*Letters*, vol. 8, f. 59^v and f. 60). Lord Hunsdon had also a third house—a large house and garden—for which he paid £50 yearly (*Rentals for 1584 and 1585*). This must have been More's own mansion-house (cf. *Letters, &c.*, vol. 8, f. 58).

25. *the house of St George Carewe*. It is not known how Sir George Carew came to live in Blackfriars. He must have bought property from Jerningham, or rather from Kempe. What is certain is that in 1576 Anthony Kempe was assessed in lands in Blackfriars on xlii (*Lay Subsidies*, $\frac{1}{2}\frac{4}{5}\frac{2}{5}$), and that in 1584-5 Sir George Carew was assessed on the same sum of xlii (*Lay Subsidies*, $\frac{1}{2}\frac{4}{5}\frac{2}{5}$). The lands in Blackfriars belonging to Sir Henry Jerningham must have been sold even before his death. For, from a letter dated August 24, 1566, written by one W. Winchester to 'mkes flynckley Ioyner dwelling bysydes Charing Crosse', we know that Kempe, elsewhere given as 'buyer' of Jerningham's title, was at that time making alterations in his house. The following extract is interesting: 'Vnderstanding that yo^u haue taken in hand certen worke of M^r Kemps in his house at the black fryars herin London: and that yo^u ar abought to pull downe a pillar of stone wherupon sz henry Nevell Knight and Wifflm More esquy^r theire howses dependeth / and that as I am credably informed by the vyewers of the Cyttye yo^u cannot w^out grete p^ell to ther said houses pcede therin any further &c.' (*Letters to 1580*). From a petition of the inhabitants of Blackfriars to Sir Nicholas Bacon and to Sir William Cecil, Knight of the Garter, Lord Burghley, Lord Treasurer of England—therefore written between 1572 and 1579—we know also that one Henry Naylor 'procuredd an interest vnto a voyde place' 'being, at the tyme of the dissolucon of the sayd fireers . . . vsed by theym as a Cloyster, comenly called the Inner Cloyster' and turned it into bowling alleys to the great annoyance of his neighbours (Draft of the petition in *Loseley MS.* 414; other draft in No. 413). [Cf. Dasent, xiii. 76.—E. K. C.]

P. 68, 9-11. *two lower Romes*. Evidently that part of the parlour, under the 'frater', which in 1572 was described as being near the buttry, consequently at the north end of the building.

P. 69, 30. This deed has the following endorsements: 'Sealed & deliuid in the p^{ce} of the p^{so}ns whose names been herevnder subscribed: George Austen William Serche scryvano^r

the other pt of this indent was sealed & dd by S^r w^m More before a M^r in

Chauncery quarto die february Anno xxxviii^o infra script^o & possession also given the same daye. No bond for pformance of the covennty wthin mencōned Ge: Austen.'

P. 70, 27. *John Tyce*. The situation of Tyce's tenement is shown by the following extract from an indenture, made the 5th of June, 1603, between Sir George More and John Strompro *alias* Tice, witnessing that Sir George More has sold to the said Tice 'all that litle pece or pcell of lande, as it is nowe bounded & sett out, lyinge . . . wthin the p'cincte of the saide late Blackfryers adioyning to the high way ledinge from Ludgate to the water of Thames on the west pte and the Messuage or Tenem^t now in the occupacon of the saide Iohn on the South pte & the waye or voide grounde ledinge from the saide high way into the glassehowse there on the north and Est ptes and extendeth it self in length, from the saide high way estwardy Sixe and Thirtie foote of Assice & in bredeth at the est end Twelve foote of Assice and in bredeth at the west end nyne foote of Assice together wth the Reulcoñ of the saide pcell of land above bounden & wth free and quiett ingresse, egresse & regresse to & from the saide pcell of land above bounden in by ou^l & vpon the saide way or voide grounde ledinge into the saide glasse howse at all conveyenient tymes . . . one lease of the saide pcell of land amongst other made & graunted from the saide S^r George More to S^r Ierom Bowes Knight for certen yeres yett induringe alwaies excepted & foreprised . . .' (*Loseley MS.* 332 (60)). For the lease to Bowes cf. 98, 20-8. Another document (*Loseley MS.* 349), dated June 3, 1603, is a consent to the sale signed by Sir Jerome Bowes. It describes the parcel of ground in exactly the same terms as the deed of sale.

P. 76, 29. *Sir Richard Michelborne*. In 1584-5 (Feb. 16), Margaret Poole, for the sum of £105, sold to Sir R. Michelborne all the messuages and tenements in the tenure of Christopher Fenton, with this condition, that if this sum was paid back to Michelborne on the 19th of June, 1585, the indenture of sale should be void (*Rec. Off. Close Roll* 1215).

P. 84, 31. *Thirde pte*. A deed, dated June 19, 1613, though not bearing upon this property, shows how Charles Poole, grandson to Henry Poole, had a third part of his grandfather's lands. It is probably from Charles Poole that Maunsell had his title to the third part of Fenton's tenement (see *Rec. Off. Close Roll* 2182).

P. 93, 1 sqq. *greate howse, &c.* All the messuages and rooms enumerated from 98, 1 to 94, 4 were leased to Ralph Bowes in 1596 (March 3). Cf. 98, 18. This lease, which practically agrees with the deed of sale here printed, is *Loseley MS.* 332 (356). In 1611 (July) the property was divided between the three owners in the following manner: 1. Richard Brooke had the staircase leading to the church, with the entry at the top; the great kitchen adjoining the church, with a cellar underneath; the great hall adjoining the kitchen; the parlour next the hall; a little room adjoining the parlour, and part of a great chamber in the occupation of John Bushroom which lay on the east of a staircase leading to William Robson's rooms; so much of the long gallery as lay directly

over the little room and part of the great chamber (about 43 feet in length) and so much of the great yard as contained 45 feet to be measured from a mark in the wall on the East side of the door of the staircase leading to William Robson's rooms (*Close Roll* 2091);—2. John Freeman had four rooms in the occupation of John Bushroom, lying in part over the glass house; the rest of the great chamber; so much of the great gallery as lay over the great chamber and four rooms; so much of the glass house as lay under the four rooms; two rooms in the tenure of William Robson on the east side of the glasshouse; all the cellars underneath, and so much of the great yard or garden as lay before the four rooms and extended to the wall of the churchyard (*Close Roll* 2091);—3. William Banister had all the rest, next adjoining the theatre, that is to say: 'All that the gatehouse with thapptefncy [i. e. the Pipe Office] on the west side of the side of the sayd monastery . . . And all that part and soe much of the houses roomes or buildings adioynnyng to the sayd gatehouse on the east side thereof as doth extend or reach from the stone wall of the sayd gatehouse eastward vnto a nayle there (fixed in the stone wall beyond the stayers there leading downe into the great vault or roome used and ymployed for a glasse house with a floure deluce on the head thereof and conteyneth in length eastward from the sayd stone wall of the sayd gatehouse vnto the sayd nayle with a floure deluce twenty and three foote and tenne ynches or nigh thereabout litle more or lesse. And all and every and soe much of the vally cellerage ground and soyle as lyeth directly vnder the same parte of the sayd roomes or buildings and soe much of the long gallery as lyeth over the same parte of the sayd roomes And alsoe all that and soe much of the great yard or garden there as extendeth yt selfe from the sayd stone wall on the east side of the sayd gatehouse vnto the sayd nayle with the flowerdeluce on the head and conteyneth in breadth from the east side of the sayd stone wall of the sayd gatehouse vnto the sayd nayle twenty and three foote and tenne ynches of assize or nigh thereabout And soe from the sayd nayle rangeth directly over vnto the house there wherein Iohn Warton nowe dwelleth and the stone wall adioynnyng to the Churchyard there on the south together with fre . . . ingres . . . through the gate standing vnder the messuage or house wherein Stephen Egerton Preacher nowe dwelleth' (*Close Roll* 2091). Banister's part was sold in 1616 (July 11) by his son Thomas to Gedeon Delaunay (*Close Roll* 2305), who, the next year (March 16, 1617) sold it to Jacob Hardrett (*Close Roll* 2376). Lastly, in 1619 (Nov. 2), Gedeon Delawne bought from Jacob Hardrett a 'new erected mesuage' 'built vpon part of such old housing & roomes as heretofore the said Gedeon Delaune did sell vnto the said Iacob Hardrett' in 1617. This tenement is said to be 'adioynnyng to twoe other new erected teftys of the said Iacob hardrett toward the west one of them in the occupacōn of henry martyn Esquier & the other in the occupacōn of master mason minister & toward the east vpon the mesuage or teftit now in the occupacōn of mistris Basill widdow & conteyneth on the ground in breadth from east to west that is to say from the great gate neare the playhouse vnto the said mesuage or teftit in the occupacōn of the said widdow Basill twenty & foure foote

of assize or thereabout & in length from north to south on the east side thereof forty & three foote of assize or thereabouts . . . & also all that litle plott of ground as the same is now enclosed lying directly before the north part of the said hereby bargained messuage or teft & abutteth vpon the garden wall of the said Gedeon Delaune towards the north & is enclosed with a stronge pale towards the east & south party thereof & conteyneth in length on the west side of the same plott of ground from the south side of the foresaid brickwall at the end of the said garden of the said Gedeon Delaune vnto the great gate there leading from the Playhouse there towards the Church of Blackfriars thirty & one foote of assize or thereabouts & on the east side thereof from the foresaid south side of the said brickwall towards the South nyneteene foote of assize or thereabouts together with the void ground & soile thereof lying betweene the said plott of ground & the said messuage or teft hereby bargained' (*Close Roll* 2416).

12. *the pish Church.* 'In Queene Maries tyme, Sr Thoms Cawarden, beinge in disgrace wth her Matie, and then not likt of the Lordy of the Counsell, . . . seinge howe hardlie he was vsed in respecte of his Religion, he made a Chappell in a pt of his dwelling howse' (*Loseley MS.* 425). According to the same document, William More, when he had bought Cawerden's estate, suffered the said chapel to be used for divine service. There are among the *Loseley MSS.* several documents which help in locating this church. They are, besides those given here, *passim*, Nos. 349, 332 (59) or 1396, f. 9^v. See also *Rec. Off. Close Rolls*, Nos. 2150, 2953.

31. *Thomas Jones.* The situation of this tenement is given in an indenture dated March 6, 1572-3, between William More and Thomas Jones, witnessing that More has demised 'that rome . . . wth the lofte next o^u the same of late newly made . . . sett standinge . . . wthin the garden of the saide W^{ill}m More that is to saye on the Este syde of the same garden . . . together wth a conueniente place wthin the vate next vnto the same Rome . . . towards the Est to Laye woode . . . that is to saye in bredethe ffrom the Rome . . . aboue Demised vnto a pillar of stone sett and standinge next vnto the saide Rome or lodginge wthin the saide vate towards the Este And in lengthe from thc saide Pillor of stone standinge next vnto the saide Rome or lodginge directly vnto the stone wall of the vate towards the Southe . . . and also all the weynescott . . . glasse wyndowes . . . sett and standynge wthin the saide Rome' (*Loseley MS.* 348. Also 1396, f. 76^r).

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